



**13,875 sq. ft. of Industrial Space For Lease**  
**50 Constance Ct, Hauppauge**



**Specifications:**

**Building Size:** 45,000 sq. ft.  
**Lot Size:** 3.70 Acres  
**Office Space:** 1,200 sq. ft.  
**Ceiling Height:** 18.0'  
**Loading:** 1 Dock(s), 1 Drive-in(s)  
**Power:** 400 amps  
**A/C:** Offices Only  
**Parking:** 3:1000

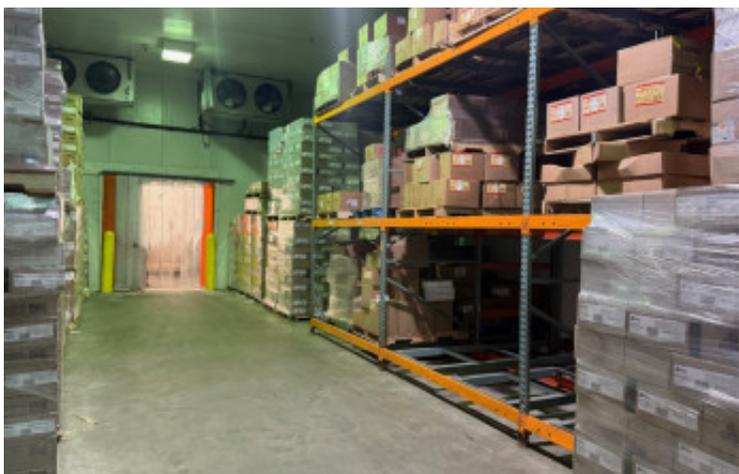
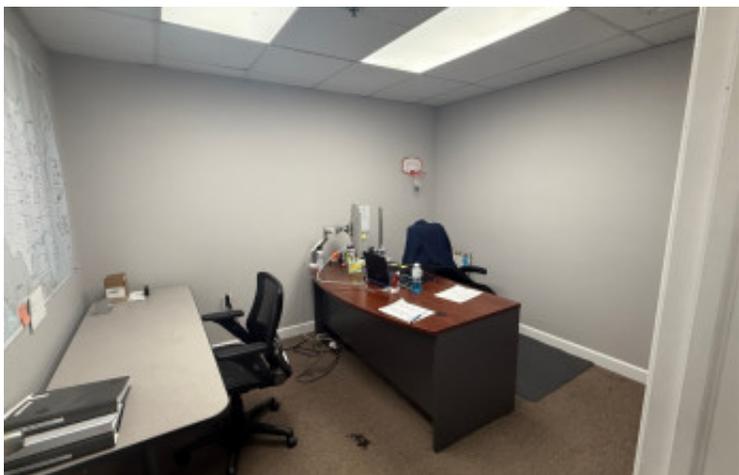
**Pricing and Timing:**

**Occupancy:** June 2026  
**Lease Price:** \$20.00/sq. ft. Ind  
Gross

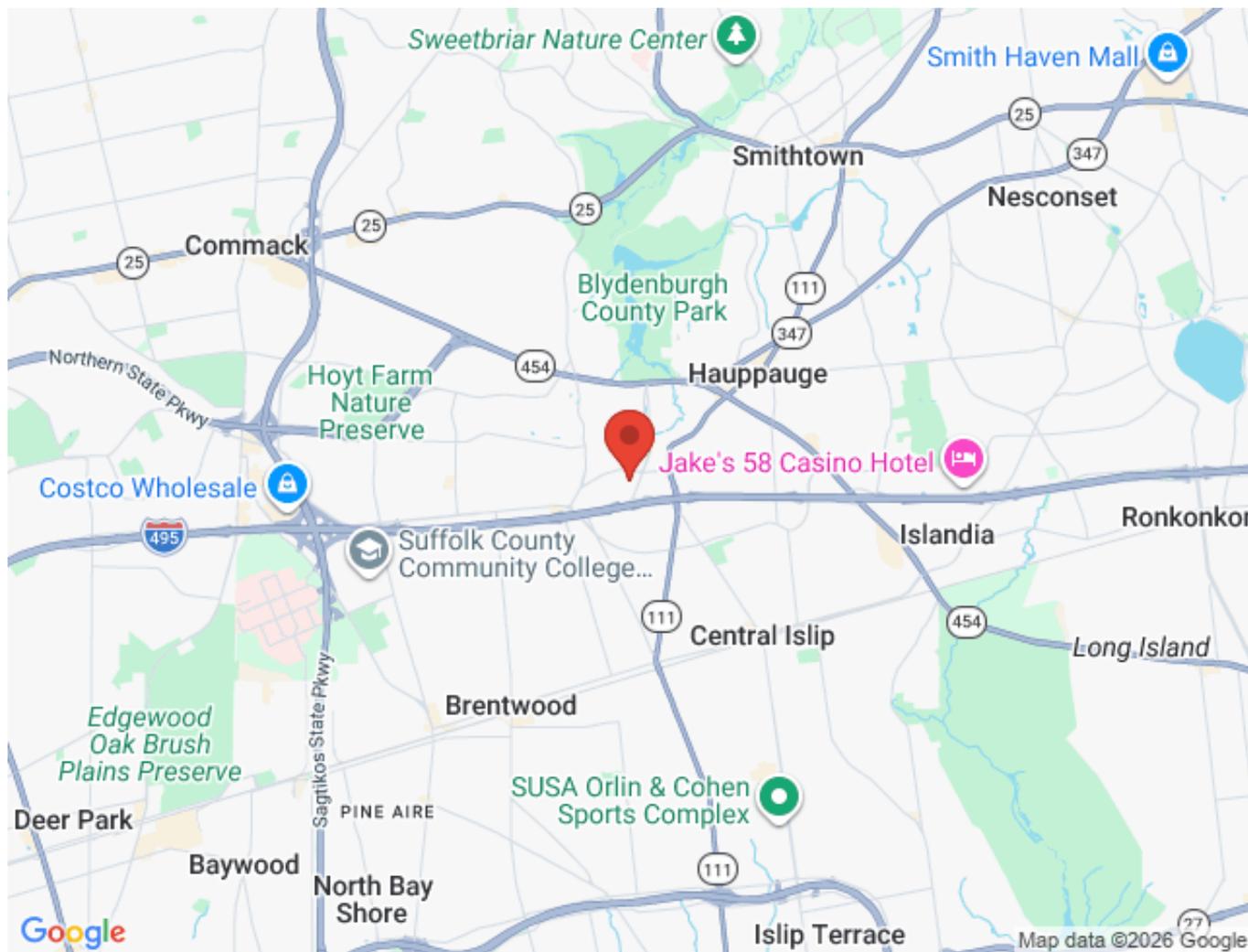
**USDA food approved specialty building – Ideal for Food Processing/Prep use • Floor Drains in the Processing space • Refrigeration and Freezer space included • Excellent swing room allows efficient loading • Easy access to Exit 55 of the Long Island Expressway • Zoned Industrial 1 in the Town of Islip**

**Ralph Perna, Associate RE Broker**  
516-524-8060 (cell)  
631-293-3700 x46  
rp@schackerrealty.com

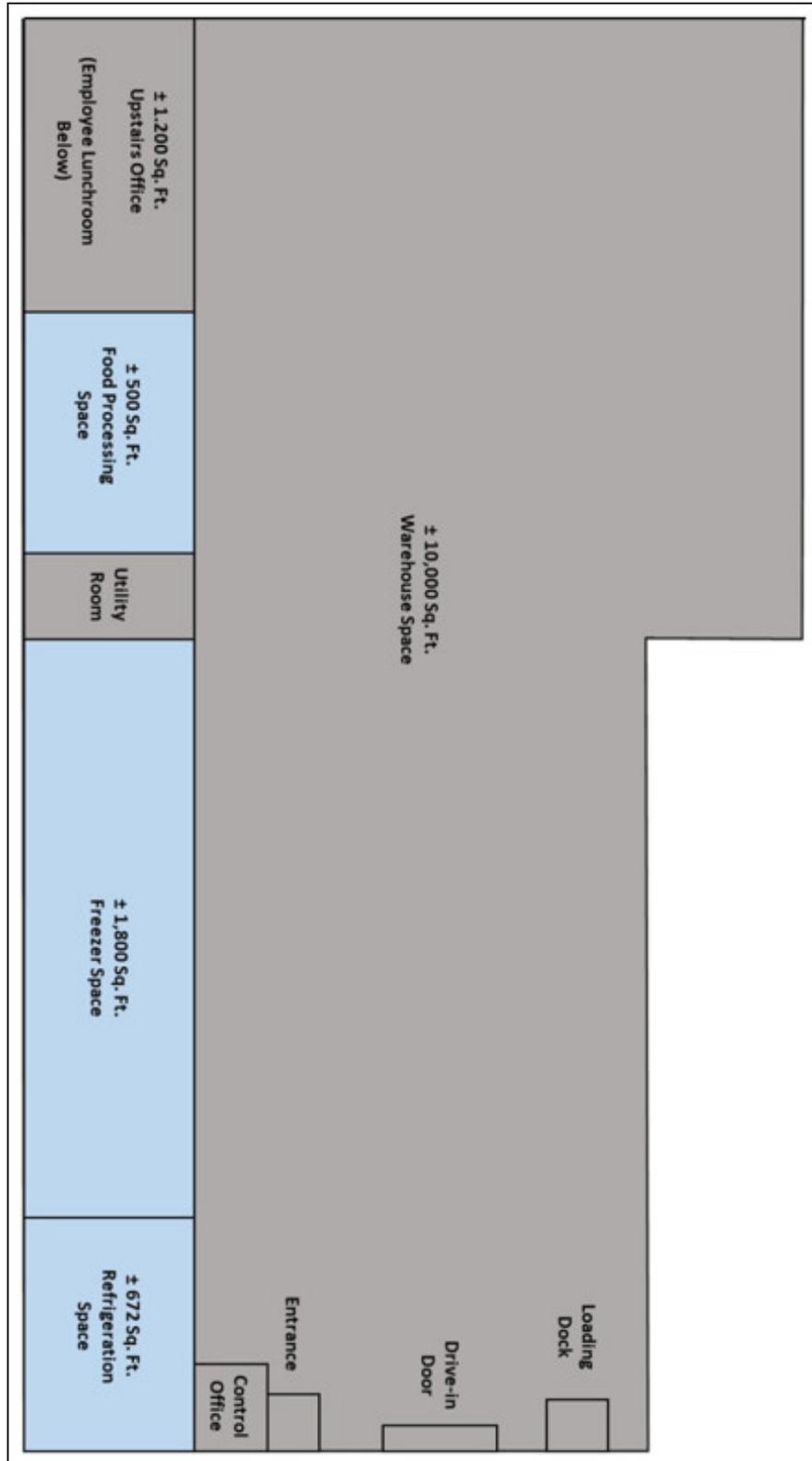
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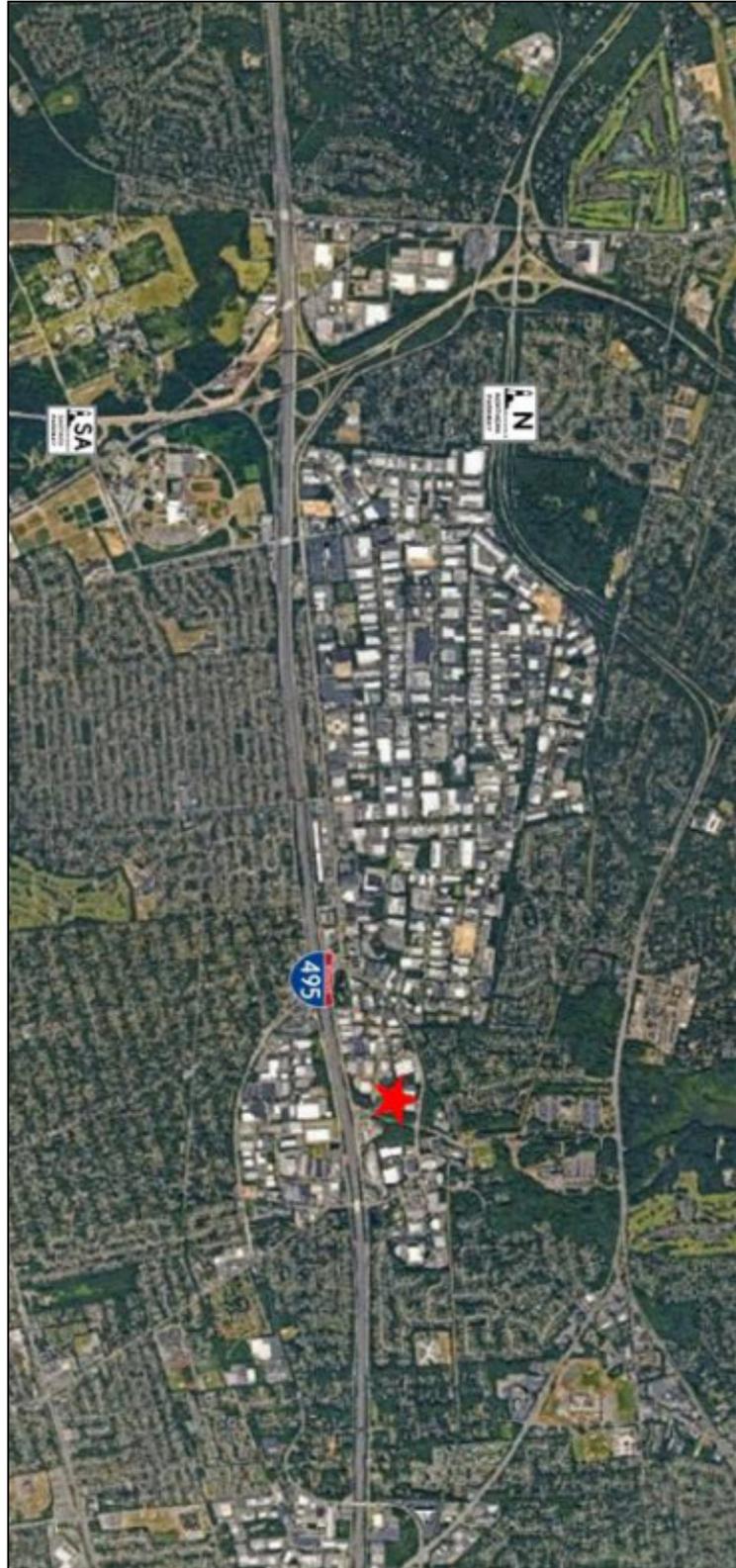
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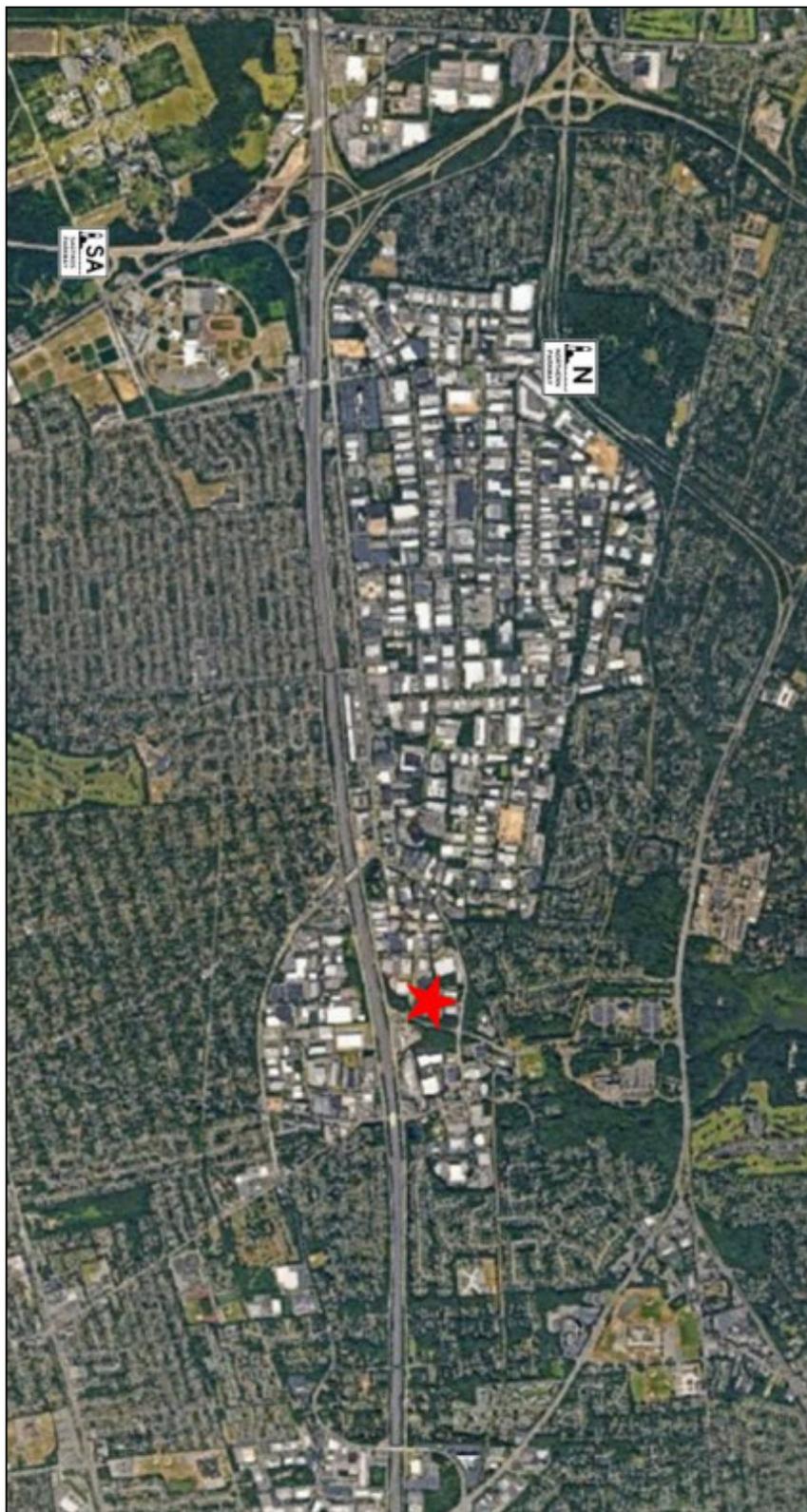
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