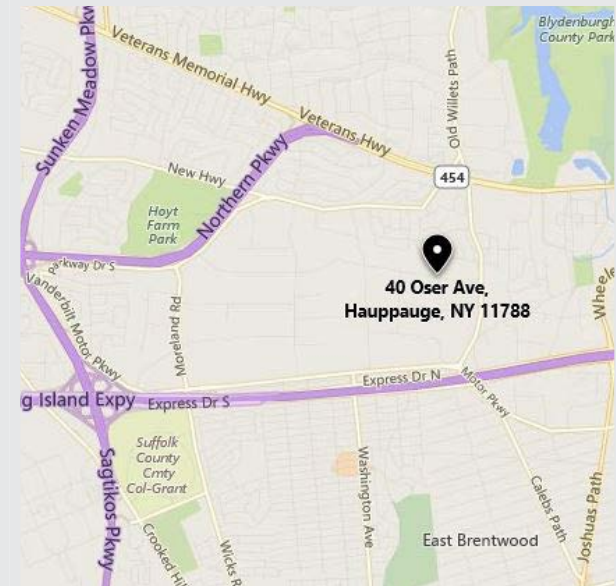


As exclusive agent, we are pleased to announce the availability of the following property:

INDUSTRIAL SPACE FOR SUBLEASE

Asking Price: \$11.95 PSF /Gross

40 OSER AVE. HAUPPAUGE, NY 11788



SPACE DETAILS / HIGHLIGHTS:

Space Available:	+/- 8,800 SF (UNIT 40-14) Divisible: +/- 5,000 SF / 4,000 SF
Office Space:	+/- 70%
RE Taxes:	Included
Ceiling Ht.:	+/- 16' 6" Clear
Loading:	2 Docks
Heat:	Oil
Power:	200 Amps
Parking:	Ample
Available:	Immediately
Sublease Term:	2 Years (Longer Possible)



- Steel mezzanine available, but not included in the square footage (nearly doubles the size of the warehouse floor space)
- Space includes a large, bright executive office with newly remodeled bathroom and bonus room.
- Racking, Mezzanine system and a 16-camera surveillance system can be made available.
- Part of a +/- 59,800 sf industrial-warehouse building situated on +/- 6 acres
- Close to Long Island Expy, Rte 347, Northern State and Sagtikos/Sunken Meadow Pky

For further information or to arrange an inspection, please contact exclusive broker(s):

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