

## For Sub-Lease • Office

### LOW RENT

*As Exclusive Agents for the Master Tenant, we invite your cooperation in sub-leasing space in this property.*



### 40 Rabro Drive, Hauppauge, NY

**6,900 sq. ft. Available – 1<sup>st</sup> Floor**

**3,200 sq. ft. office**

**3,700 sq. ft. warehouse (storage)**

**Loading dock**

**Drive-in door**

**16' clear ceiling height**

**Sprinklered**

**Can be leased together or separately**

**47,000 sq. ft. total building**

**Available Immediately**

**Term flexible up to October 2028**

**Rental \$15 PSF modified gross**

**Note: spaces are not contiguous**

For information and/or inspection call:

***Exclusive Agent:***

**Gary Joel Schacker, SIOR  
Principal, Real Estate Broker**

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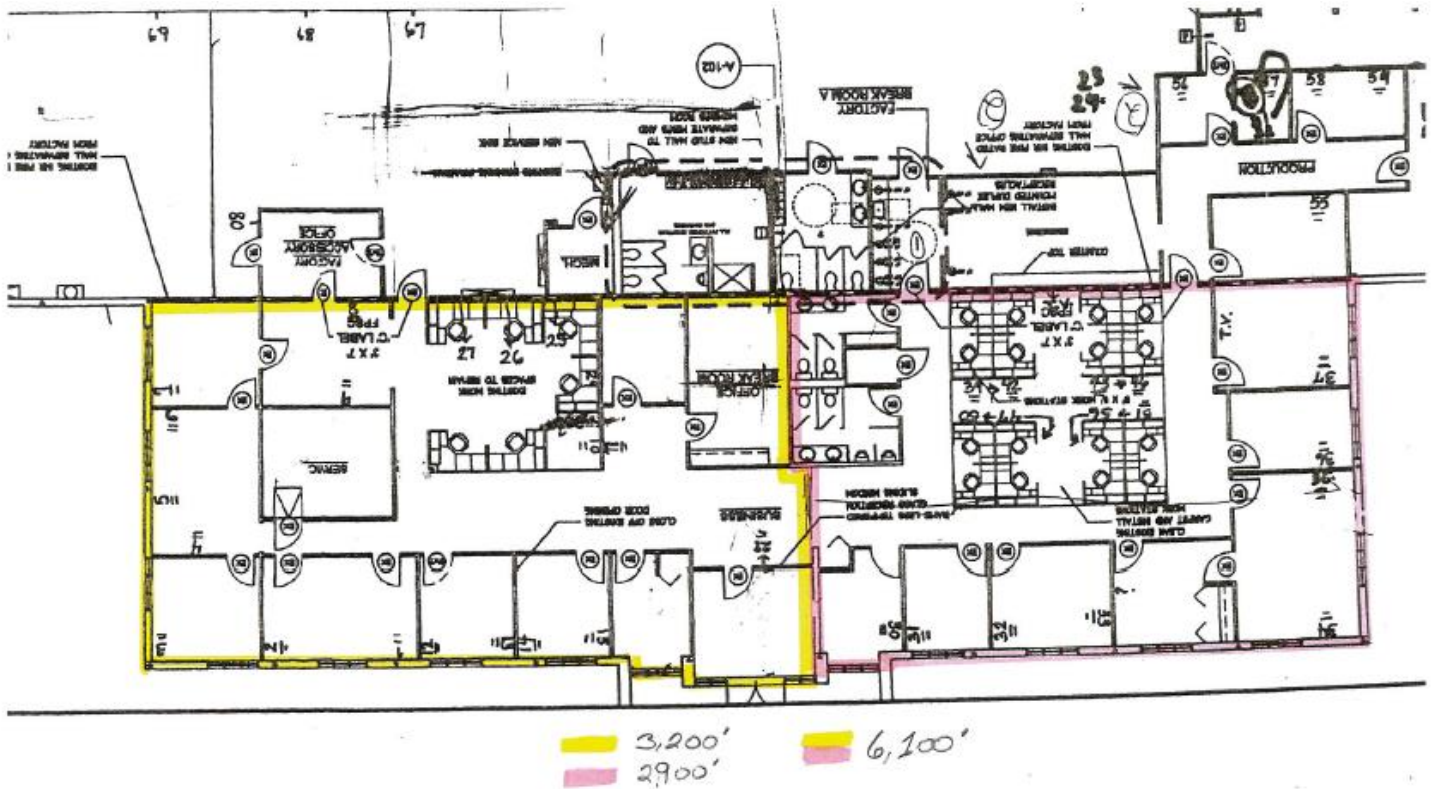
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