

250 Rabro Drive

HAUPPAUGE, NEW YORK

FOR LEASE | 40,000 SF Industrial High-Cube Facility

 **PREMIER**
COMMERCIAL REAL ESTATE

"Complex Issues – Simple Solutions"



FOR INFORMATION CONTACT BROKERS:

JB (Jeff) Schwartzberg, Managing Principal | jbs@pcrellc.com | 516-857-8013

Jason Miller, Managing Principal | jmiller@pcrellc.com | 516-413-1690

PREMIER COMMERCIAL RE LLC
500 N. Broadway, Suite 105
Jericho, NY 11753
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PROPERTY SPECIFICATIONS:

Building Size:	+/- 40,000 SF
Lot size:	3.51 Acres
Office Size:	15%
Drive Ins:	1
Loading Docks:	3
Ceiling Height:	23' Clear
Power:	800 Amp
Heat:	Gas
Sprinklers:	Yes
Zoning:	Light Industrial
Parking:	Generous
Taxes:	\$90,000 /Yr (\$2.26 psf)
*Asking Price:	\$17.95 PSF NNN

PROPERTY HIGHLIGHTS:

- o Located in the Hauppauge Industrial Park, a desirable location for local companies and tenants coming from Nassau and the Boroughs.
- o Excellent Free-Standing Corporate Image Facility.
- o Situated on an oversized parcel
- o Available Immediately
- o Column Spacing is 25' X 38'
- o On Site Back-up power generator

250

RABRO DRIVE

YOUR COMPANY

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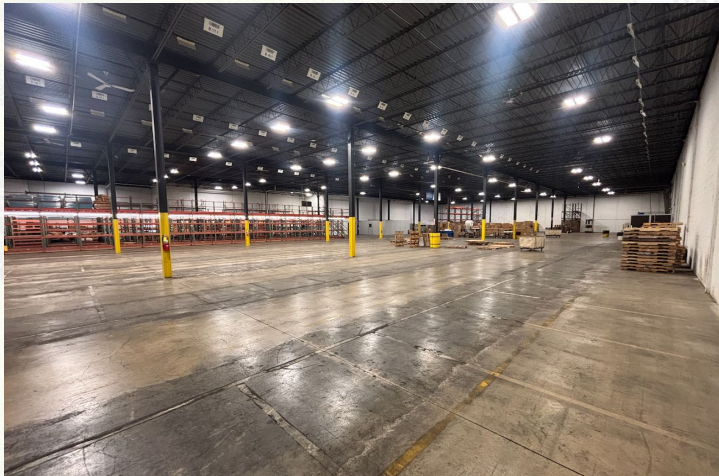
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MORE PHOTOS:



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