

# 10,000 Sq. Ft. Industrial Building

Available For Lease



## 35 Davids Dr, Hauppauge



### Specifications:

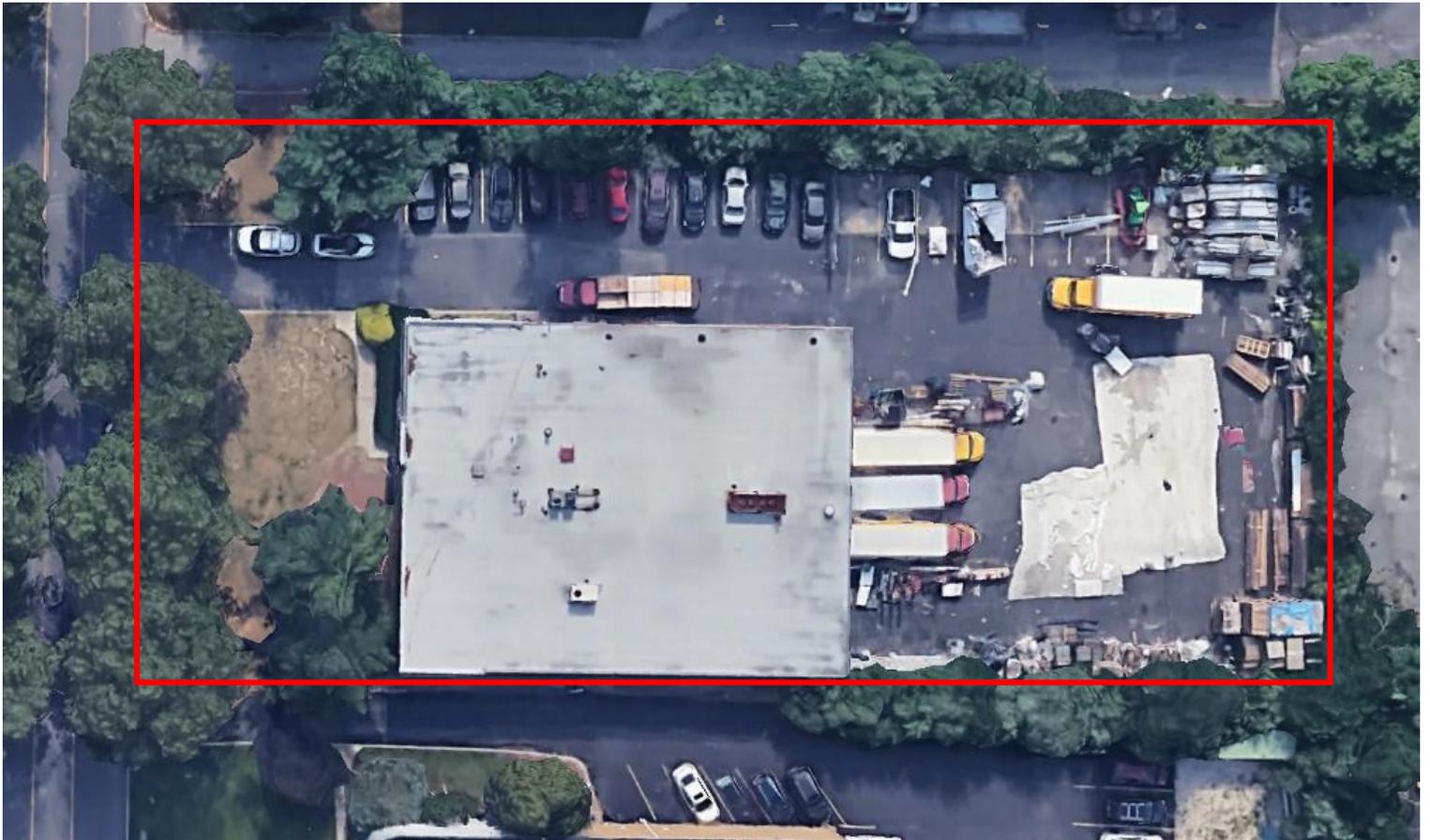
Available Space:	10,000 Sq. Ft.
Lot Size:	1.00 Acres
Office Space:	1,500 Sq. Ft.
Ceiling Height:	16.0'
Loading:	2 Loading Docks 2 Drive-in Doors
Power:	400 amps @120/208v
A/C:	Full
Heat:	Gas
Sprinklers:	Full
Parking:	Ample
Sewers:	Yes
Township:	Smithtown
Zoning:	LI (Light Industry)

### Pricing and Timing:

Lease Price:	\$16.50/Sq. Ft. NNN
Taxes:	\$2.74/Sq. Ft.
Occupancy:	60 Days

### Features:

- Fully air conditioned free-standing building
- Large fenced-in yard for possible outdoor storage with permits
- Convenient to the Long Island Expressway and Northern State Parkway
- Located in the prestigious Hauppauge Industrial Park



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