

FOR LEASE

45 RANICK ROAD, HAUPPAUGE, NY

±68,667 SF Available With 22' Clear Ceilings



Jones Lang LaSalle Brokerage, Inc.

PROPERTY SPECS

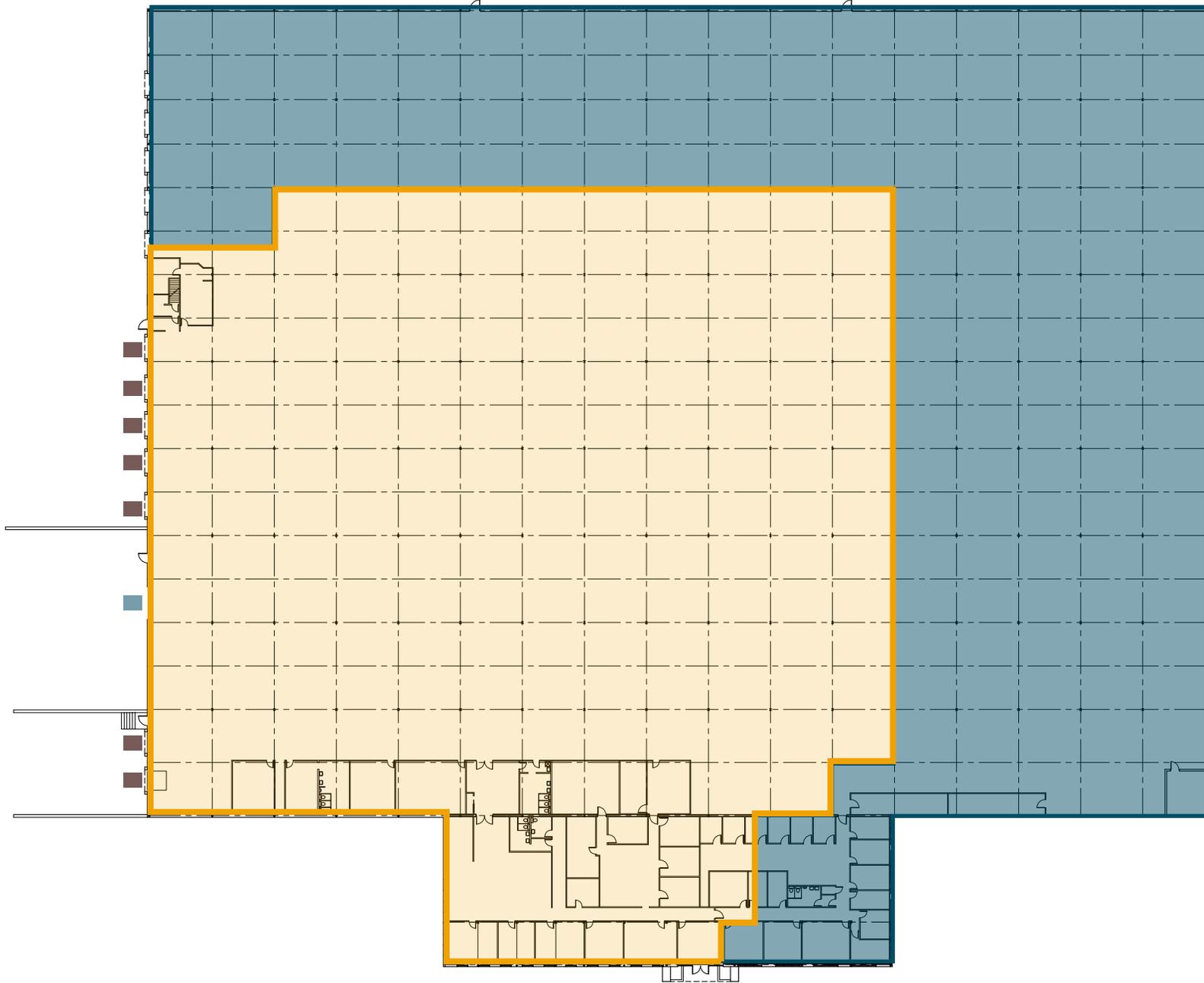


Total building size	125,147 SF
Available size	68,667 SF
Office size	10%
Lot size	8.80 acres
Ceiling height	22' clear
Loading	7 docks & 1 drive-in (new loading dock packages on all docks)

Lighting	LED
Power	1,200 amps, 120/240v, 3-phase
Sprinkler	Wet system
Heat	Gas
Occupancy	Immediate
Lease price	Upon request
RE Taxes	\$2.16 PSF

FLOOR PLAN

- Available Space
- Leased Space
- Loading Docks
- Drive-Ins



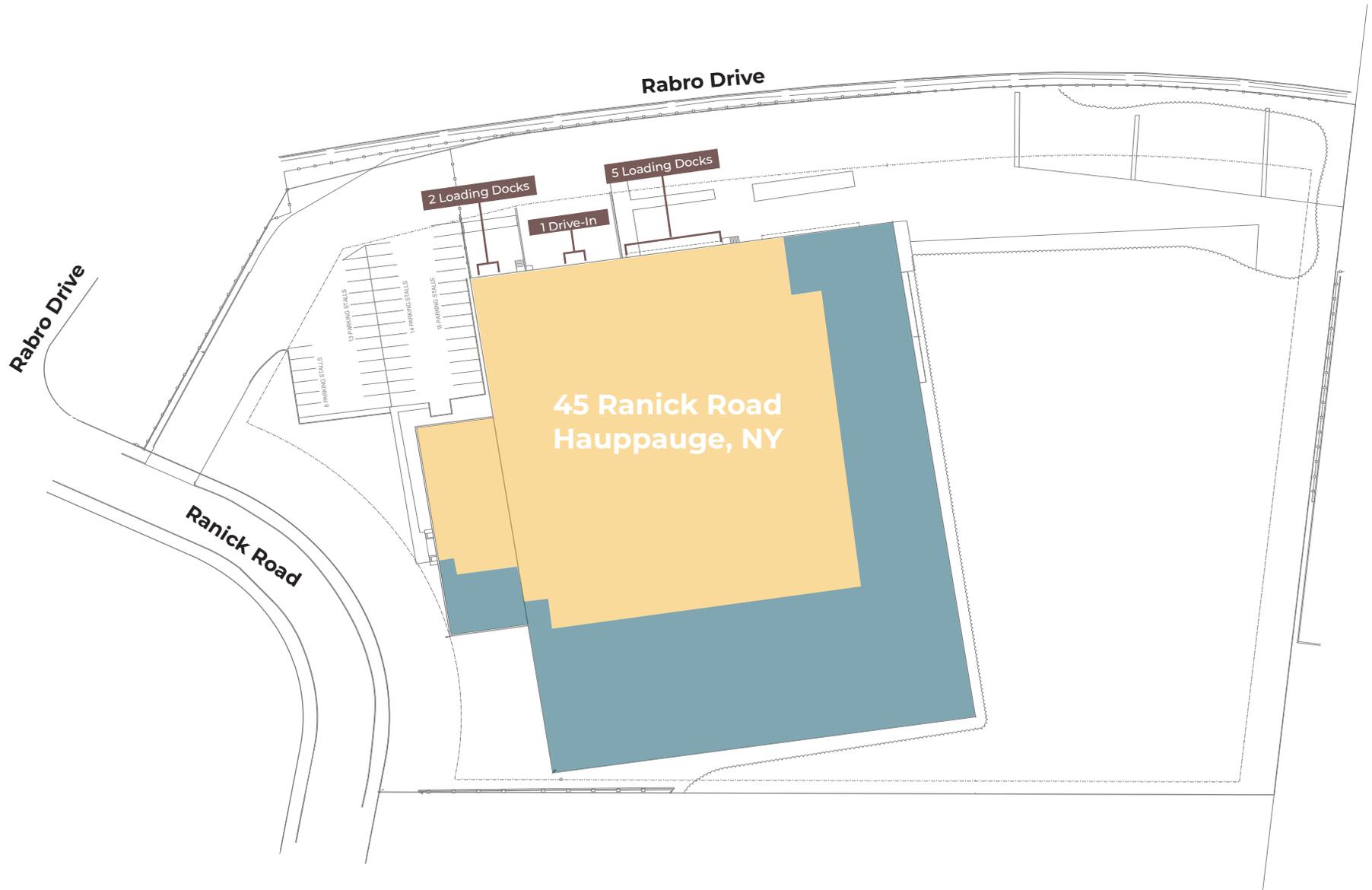
SITE PLAN



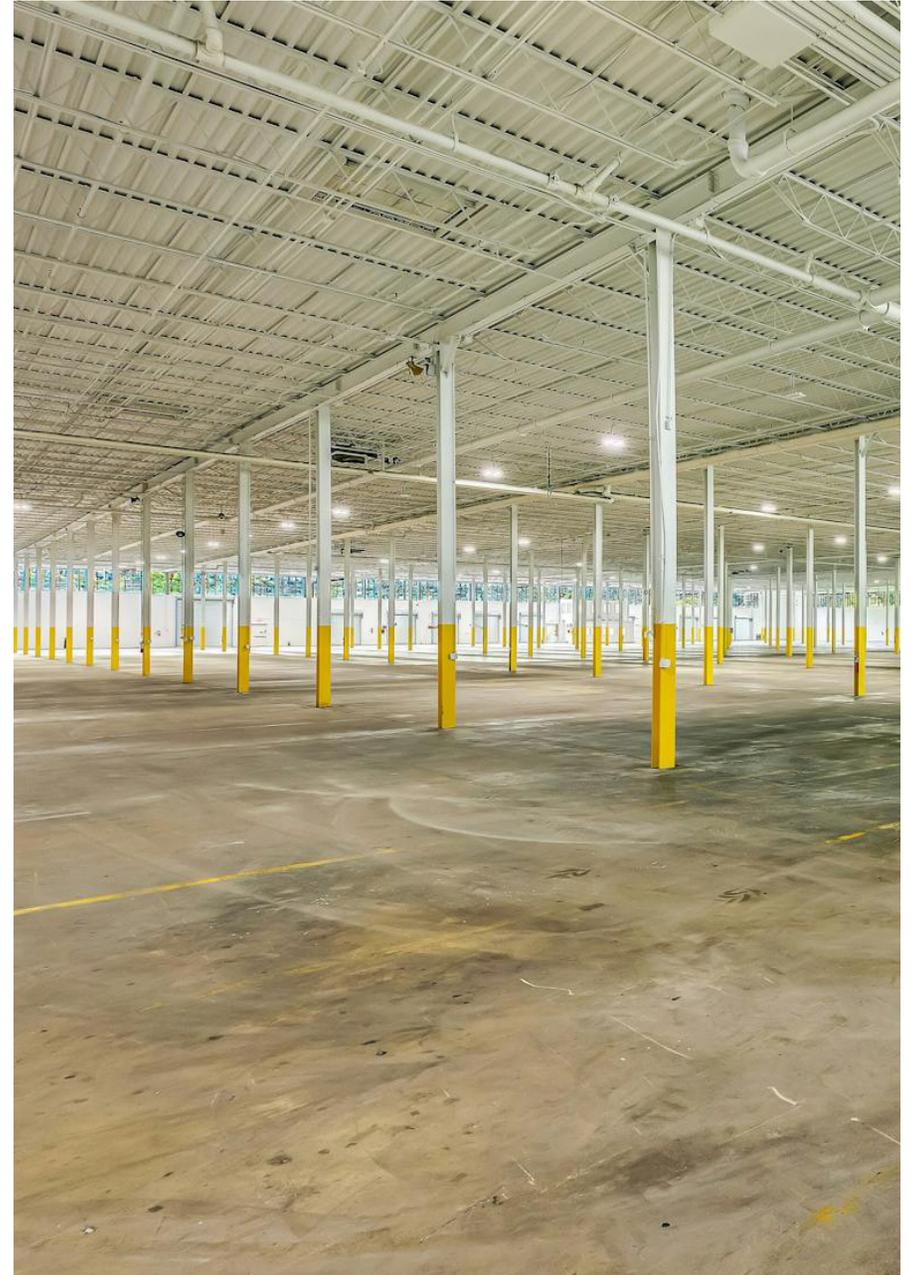
Available Space



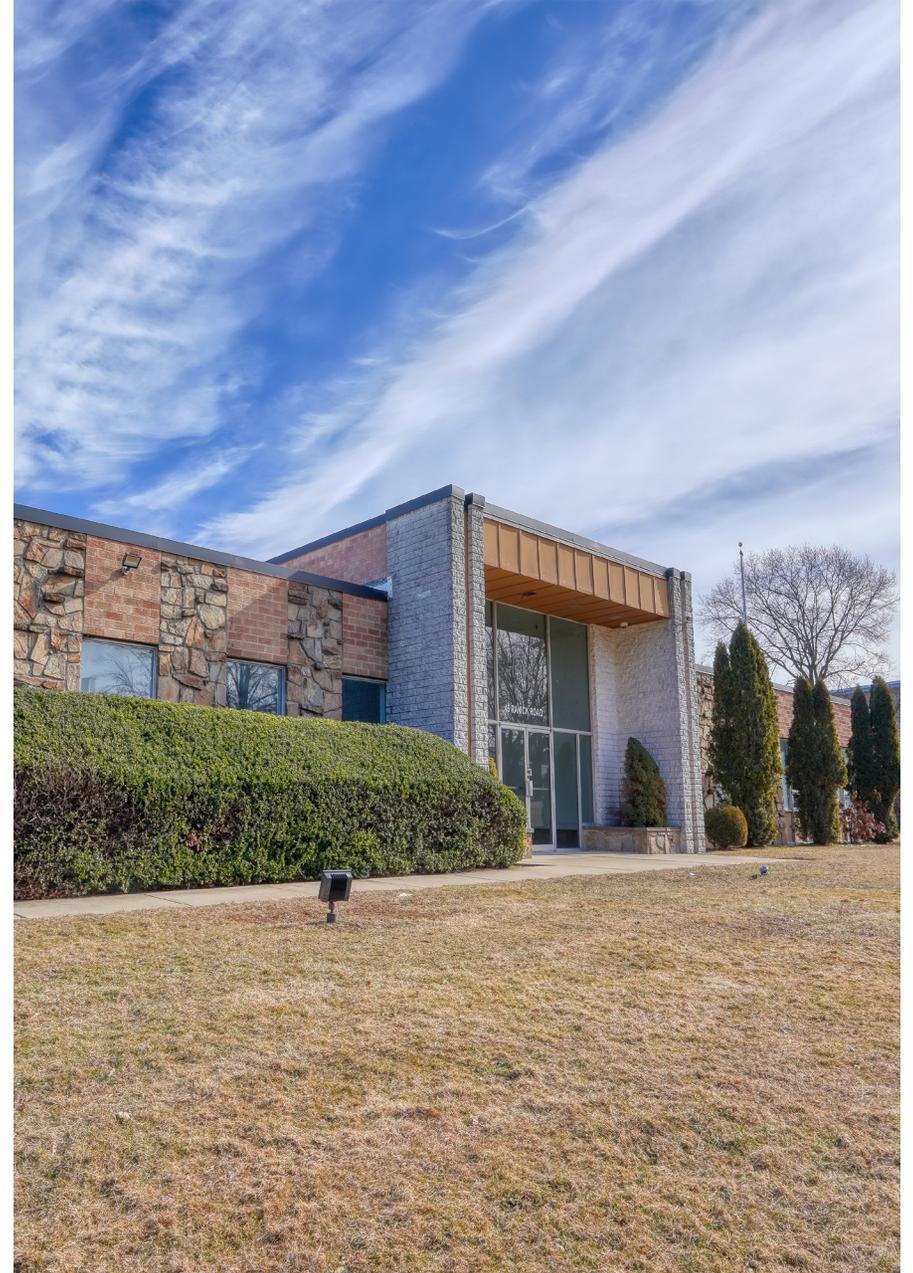
Leased Space



INTERIOR PHOTOS



EXTERIOR PHOTOS



LOCATION & CONTACTS

KEY DISTANCES

LONG ISLAND EXPRESSWAY	0.8 miles
JERICHO TURNPIKE	1.3 miles
ROUTE 110	4.9 miles
SUNRISE HIGHWAY	5.5 miles
MACARTHUR AIRPORT	7.4 miles
QUEENS	28.4 miles
JFK AIRPORT	36.2 miles



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