



NEWMARK

68,667 SF  
AVAILABLE FOR LEASE

Hauppauge, NY

45  
RANICK  
ROAD



45  
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ROAD

**Address**

45 Ranick Road,  
Hauppauge, NY 11788

**Township**

Town of Islip

**Occupancy**

Immediate

**RE Taxes**

\$2.09 PSF

**Lease Price**

Call for Details

## HIGHLIGHTS:

- Located in the Hauppauge Industrial Park.
- Directly adjacent to the Long Island Expressway (Exit 55).
- Property has been newly renovated with the following improvements:

### Exterior

- *Newly paved and striped parking lot*
- *New loading dock packages*

### Interior

- *New LED lighting*
- *Warehouse walls and ceiling freshly painted white*
- *Offices have been newly carpeted and freshly painted white*
- The property features extra paved acreage for any ancillary parking/storage needs.
- 1 curb cut onto Ranick Road
- 1 curb Rabro Drive
- IDA tax incentives available for qualified tenants.

## SUITE INFO:

Unit Size: **68,667 SF**

Total Building Size: **125,147 SF**

Office Size: **10%**

Lot Size: **8.80 Acres**

Ceiling Height: **22' Clear**

Loading Docks **7**

Drive Ins: **1**

Power: **1,200-AMP,  
120/240-Volt 3-Phase**

Sprinkler: **Yes**

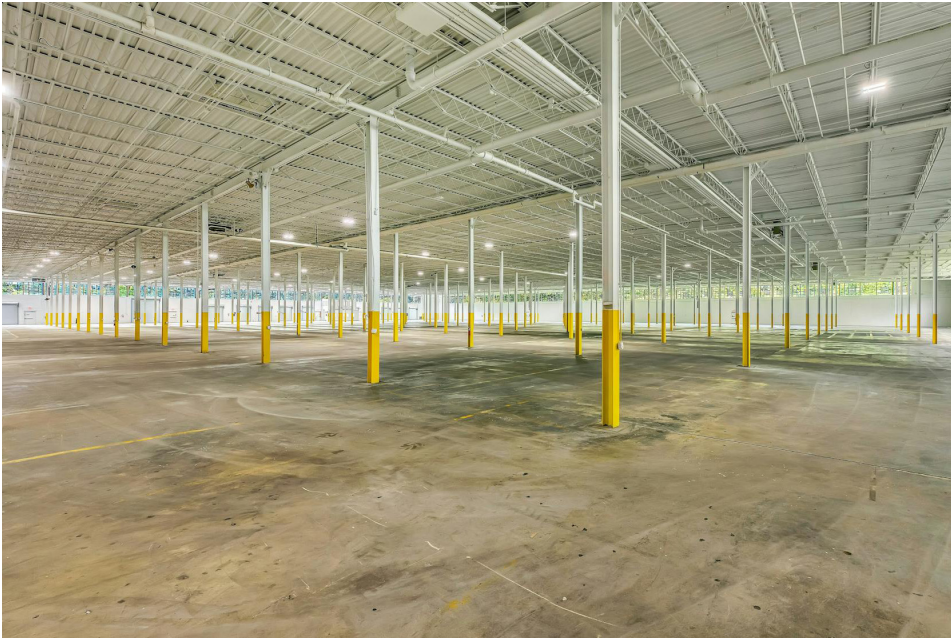
Heat: **Gas**

# EXTERIOR PHOTOS



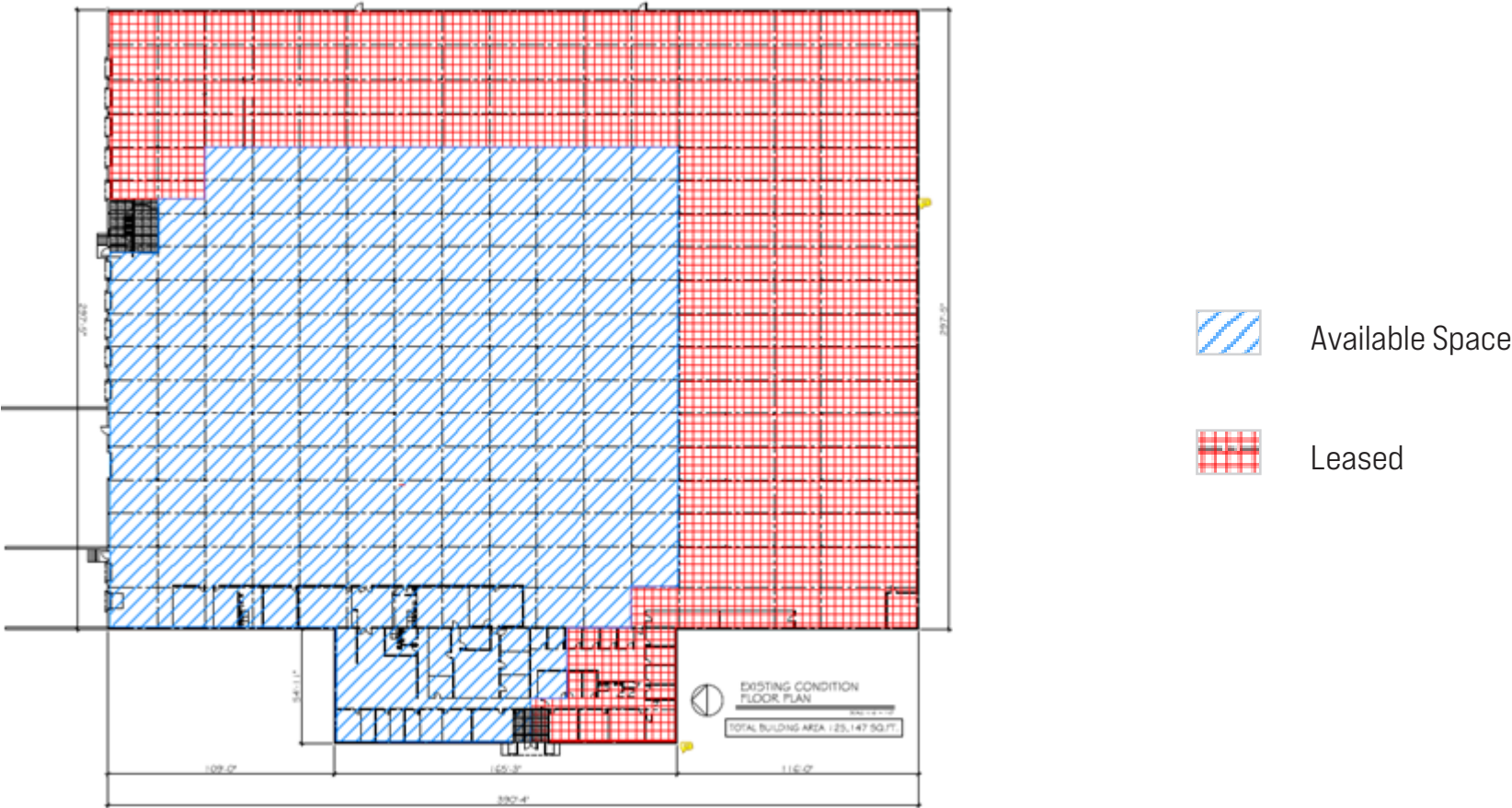


# INTERIOR PHOTOS



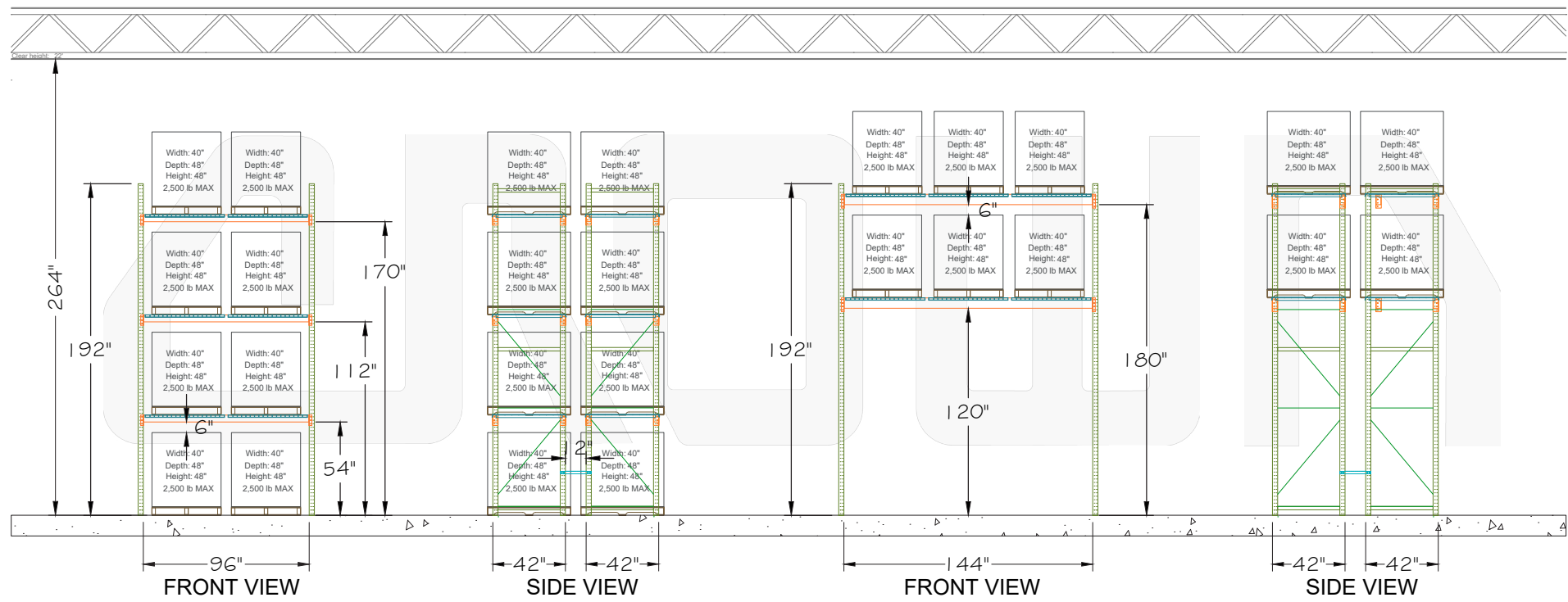


# FLOOR PLAN: EXISTING CONDITION



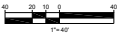


# TOTAL PALLET POSITIONS (ELEVATION VIEW)

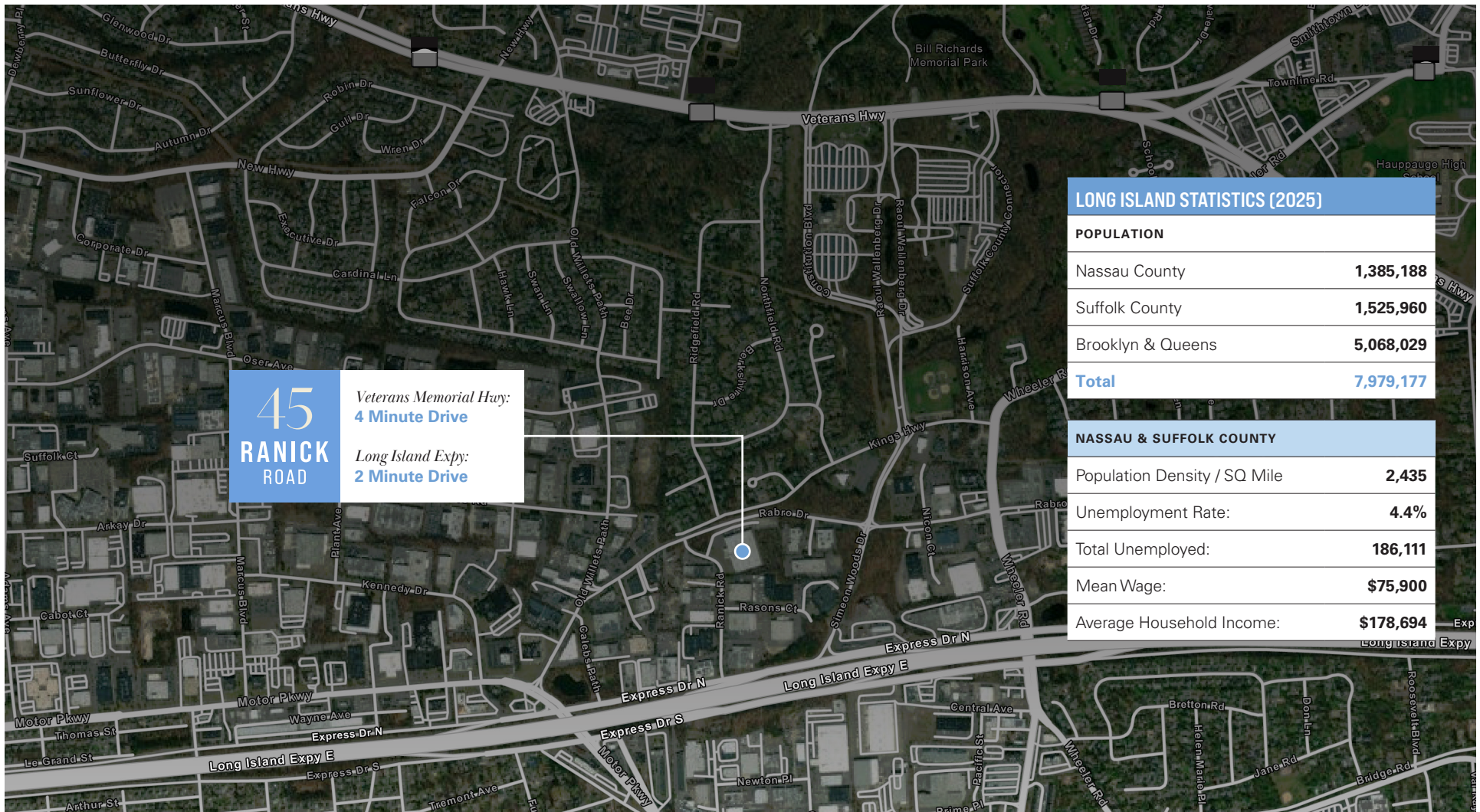




# SITE PLAN







**45**  
**RANICK**  
**ROAD**

*Veterans Memorial Hwy:*  
**4 Minute Drive**

*Long Island Expy:*  
**2 Minute Drive**

**LONG ISLAND STATISTICS (2025)**

POPULATION	
Nassau County	1,385,188
Suffolk County	1,525,960
Brooklyn & Queens	5,068,029
Total	7,979,177

NASSAU & SUFFOLK COUNTY	
Population Density / SQ Mile	2,435
Unemployment Rate:	4.4%
Total Unemployed:	186,111
Mean Wage:	\$75,900
Average Household Income:	\$178,694

**NEWMARK**

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