

NEWMARK



68,667 SF
AVAILABLE FOR LEASE

Hauppauge, NY

45
RANICK
ROAD

Address	Township	Occupancy	RE Taxes	Lease Price
45 Ranick Road, Hauppauge, NY 11788	Town of Islip	Immediate	\$2.09 PSF	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

3

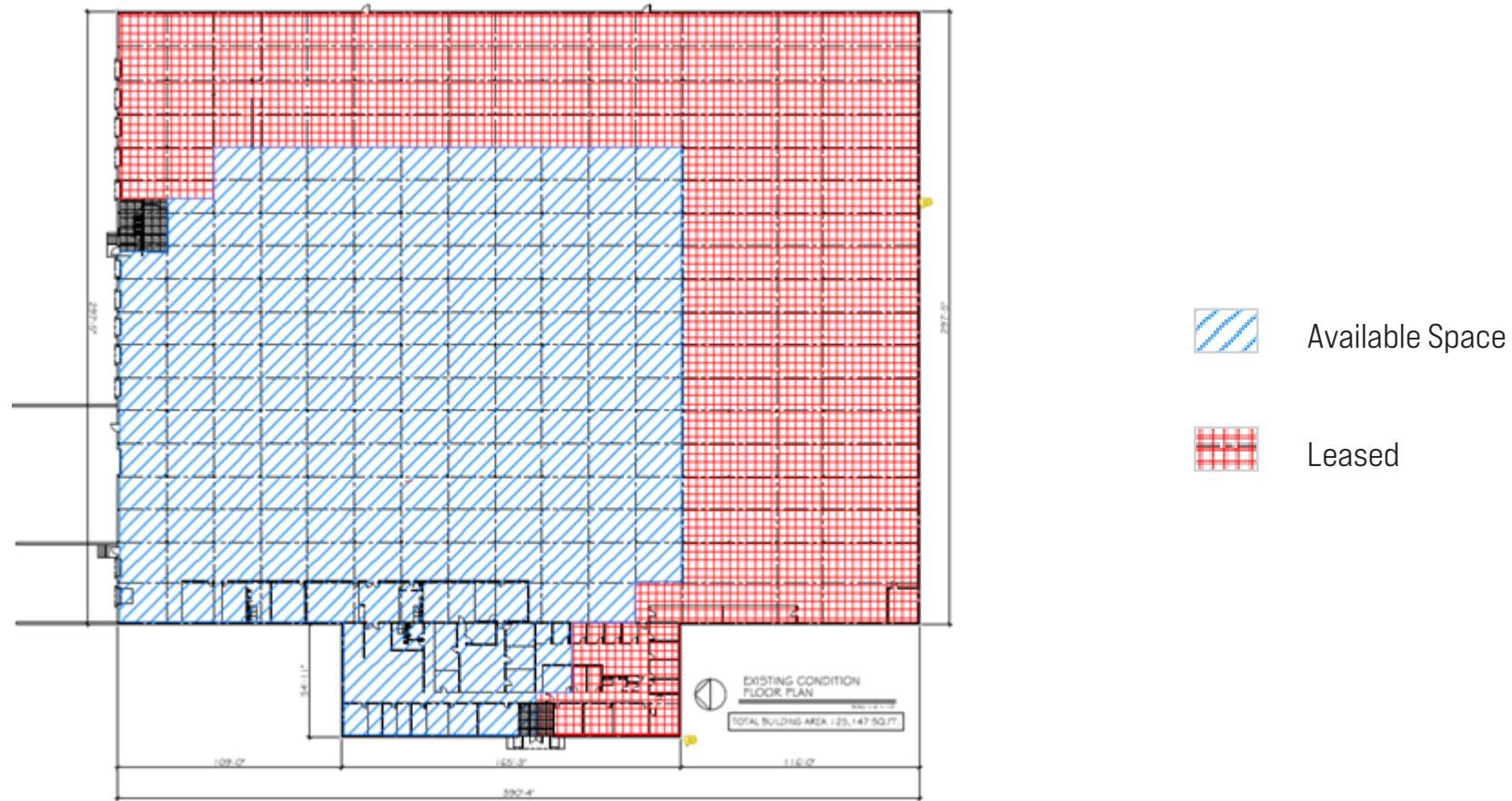


INTERIOR PHOTOS

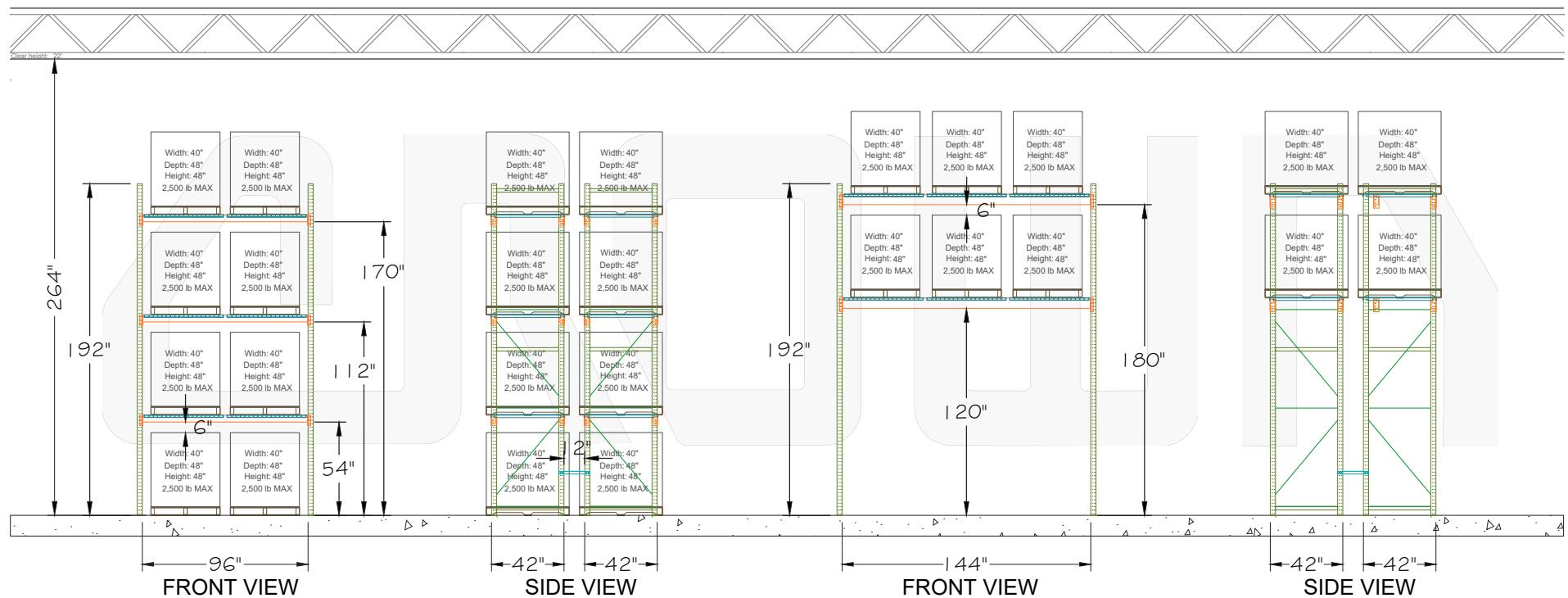
4



FLOOR PLAN: EXISTING CONDITION



TOTAL PALLET POSITIONS (ELEVATION VIEW)

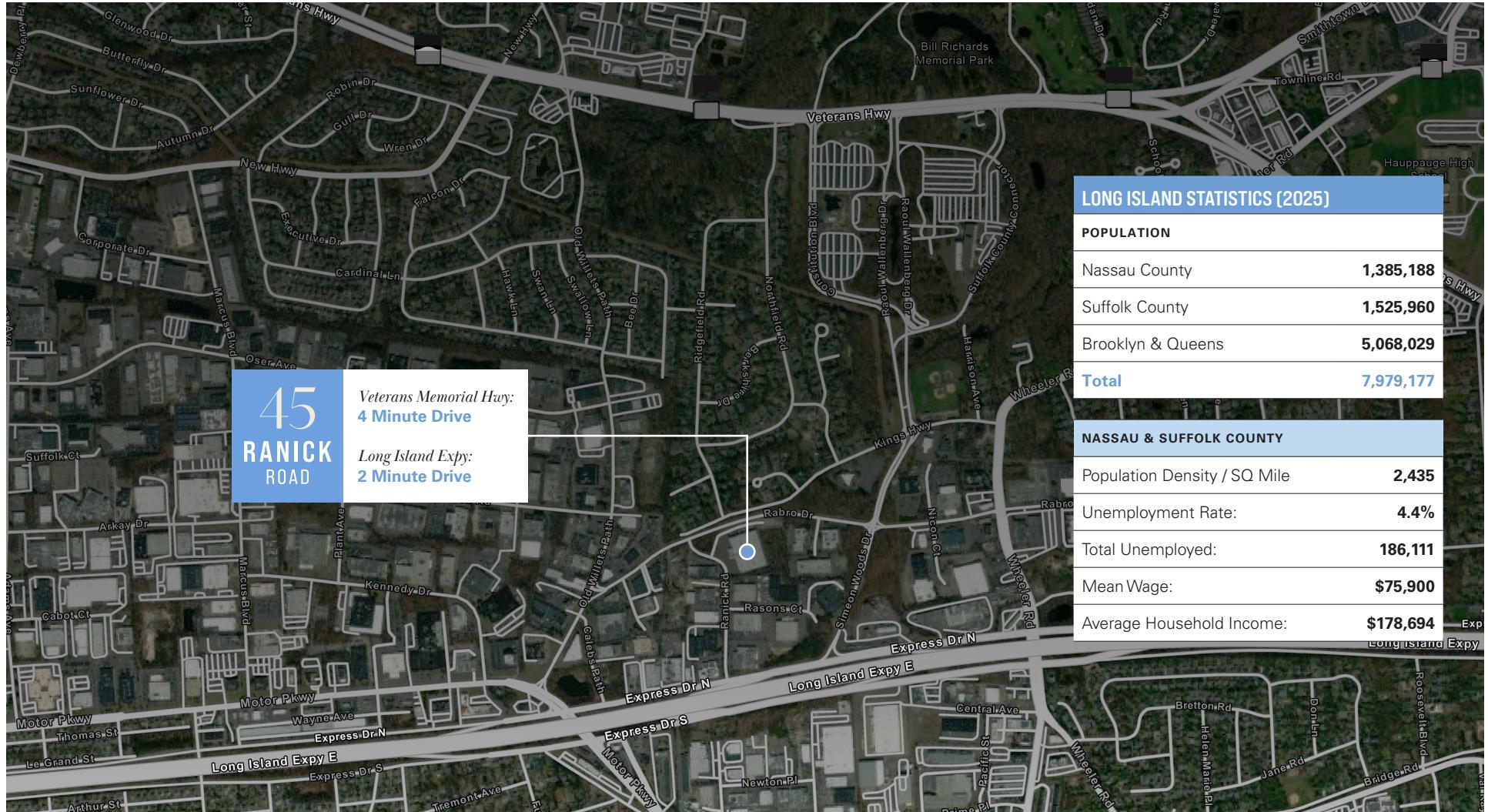


SITE PLAN

7



40
30
20
10
0
40
1" = 40'



NEWMARK

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