

25,093 SF Divisible Overflow Storage Space

Available For Lease



45 Gilpin Ave, Hauppauge



Property Specifications:

Total Available Space:	25,093 SF
Division 15k:	15,205 SF
Division 10k:	9,888 SF
<i>(Call/Inquire for division information)</i>	
Office Space:	None/Minimal
Ceiling Height:	16.5'
Loading:	3 Loading Docks 3 Drive-in Doors
Utilities:	Gas heat Sprinklered Exhaust fans <i>*(Division 15k)</i>
Municipality:	Town of Islip
Zoning:	Ind1

Pricing and Timing:

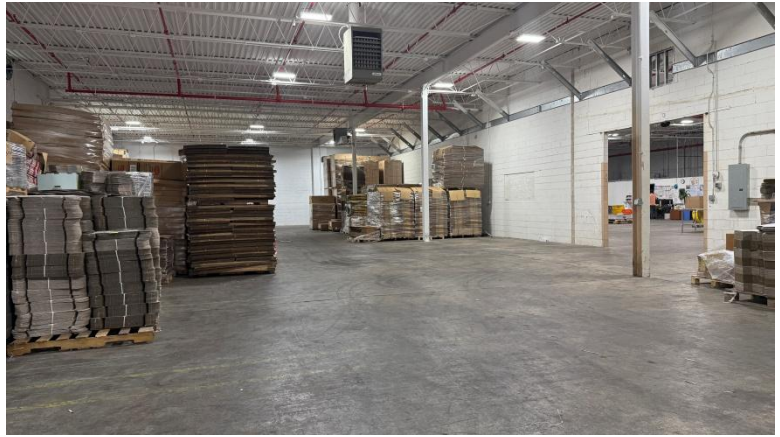
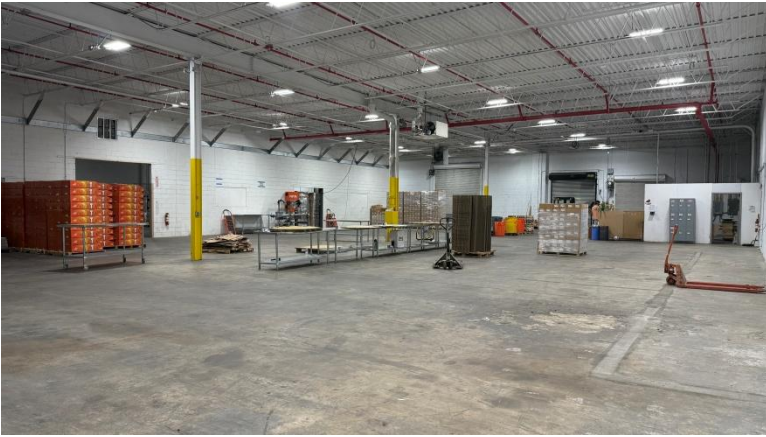
Lease Price:	\$19.50/SF (Including RE Taxes)
Occupancy:	Late 2026

Features/Notes:

- Easy access to LIE Exit 55
- Ideal additional storage/manufacturing space

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