



Property Description

- 46,052 SF on 2.5 Acres
- Industrial For Sale
- USF Breakdown:
 - 17,930 SF at 20' Clear
 - 22,765 SF at 16' Clear
 - 5,357 SF Office
- 7 Loading Docks
- 2 Drive-Ins
- 27,000 SF Storage Yard
- 60 Car Parking
- Gas Heat, Heavy Power, Sewers

135 Oser Ave Hauppauge, NY

For More Information Contact Exclusive Brokers:

Joe Natoli

Licensed RE Salesperson



Cell: 631-525-1009



Office: 631.694.3500 Ext 318



jnatoli@industryone.com



Industry One Realty Corp
150 Broadhollow Rd Suite 315
Melville, NY 11747

Aimal Pahrand

Licensed RE Salesperson



Cell: 516-983-2805



Office: 631.694.3500 Ext 314



apahrand@industryone.com



Industry One Realty Corp
150 Broadhollow Rd Suite 315
Melville, NY 11747

Asking Price: Upon Request

Taxes: \$77,689 (\$1.68 PSF)

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All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

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Interior



17,930 SF at 20' Clear + 22,765 SF at 16' Clear
7 Loading Docks 2 Drive-Ins



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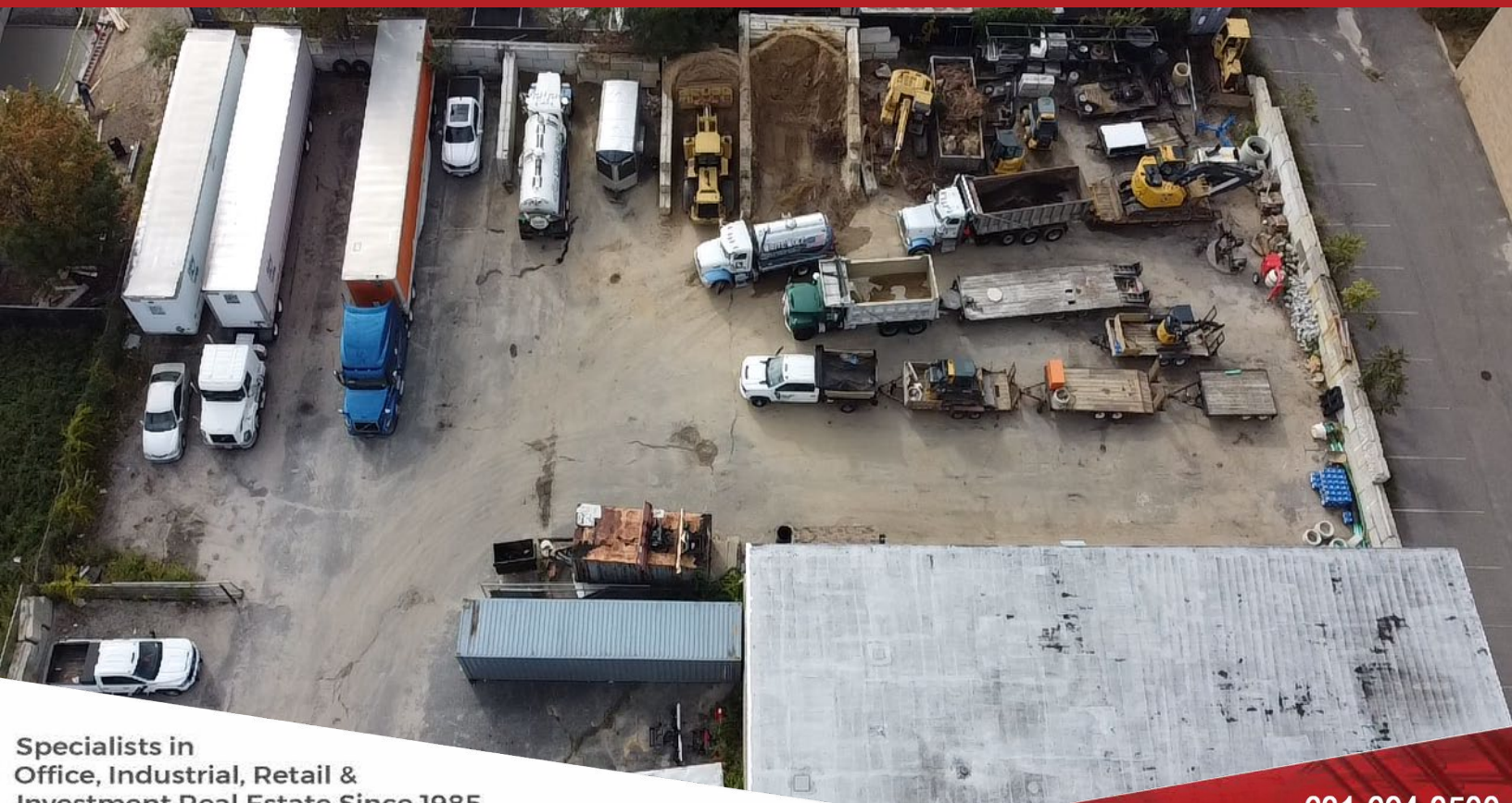
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Exterior



27,000 SF Outdoor Storage Yard



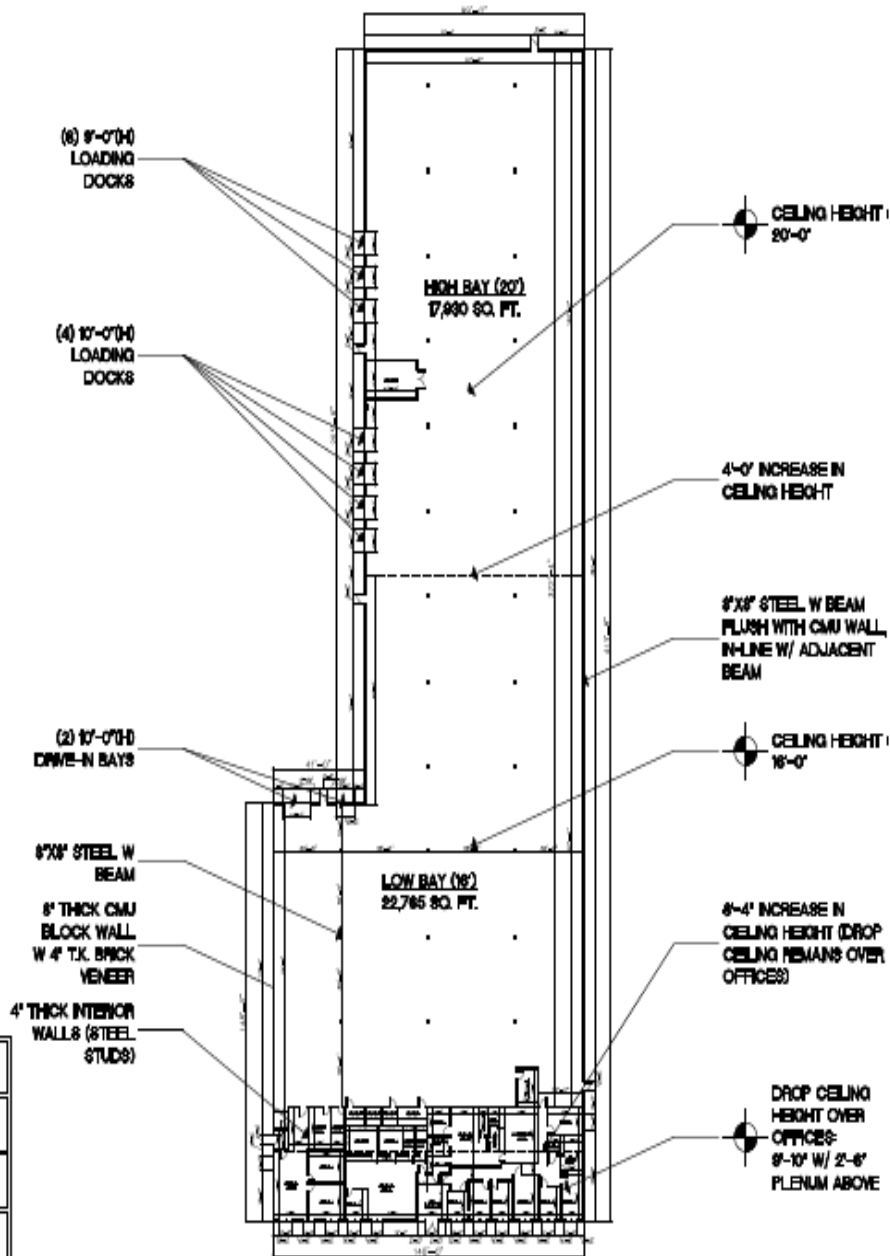
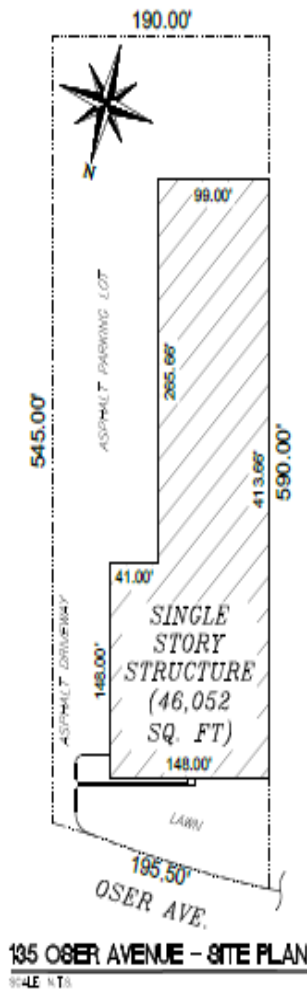
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Site Plan



FLOOR AREA - HIGH BAY (20'-0") :	17,930 SQ. FT.
FLOOR AREA - LOW BAY (16'-0") :	22,765 SQ. FT.
FLOOR AREA OF OFFICE SPACE:	5,357 SQ. FT.
TOTAL FLOOR AREA:	46,052 SQ. FT.

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