

NEWMARK



AVAILABLE FOR LEASE *40 COMMERCE DRIVE | HAUPPAUGE, NY*

BUILDING SIZE:

47,700 SF

PLOT SIZE:

3.48 Acres

RENTAL RATE:

\$14.00 PSF Net

REAL ESTATE TAXES:

\$2.03 PSF

OCCUPANCY:

Immediate

BUILDING SPECIFICATIONS

- +/- 7,000 sf office space
- +/- 8,580 sf R&D area – can be removed
- 18' clear ceiling height
- 2 drive-in doors; 3 loading docks
- 97 parking spaces
- 1,600 amps @ 480 volts
- Gas heat
- Sprinklers
- Sewers

PROPERTY FEATURES

- Oversized plot can allow for additional parking
- Located in a prestigious corporate park setting
- Situated at the Long Island Expressway, Northern State and Sunken Meadow Parkways

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

Daniel Gazzola
Managing Director

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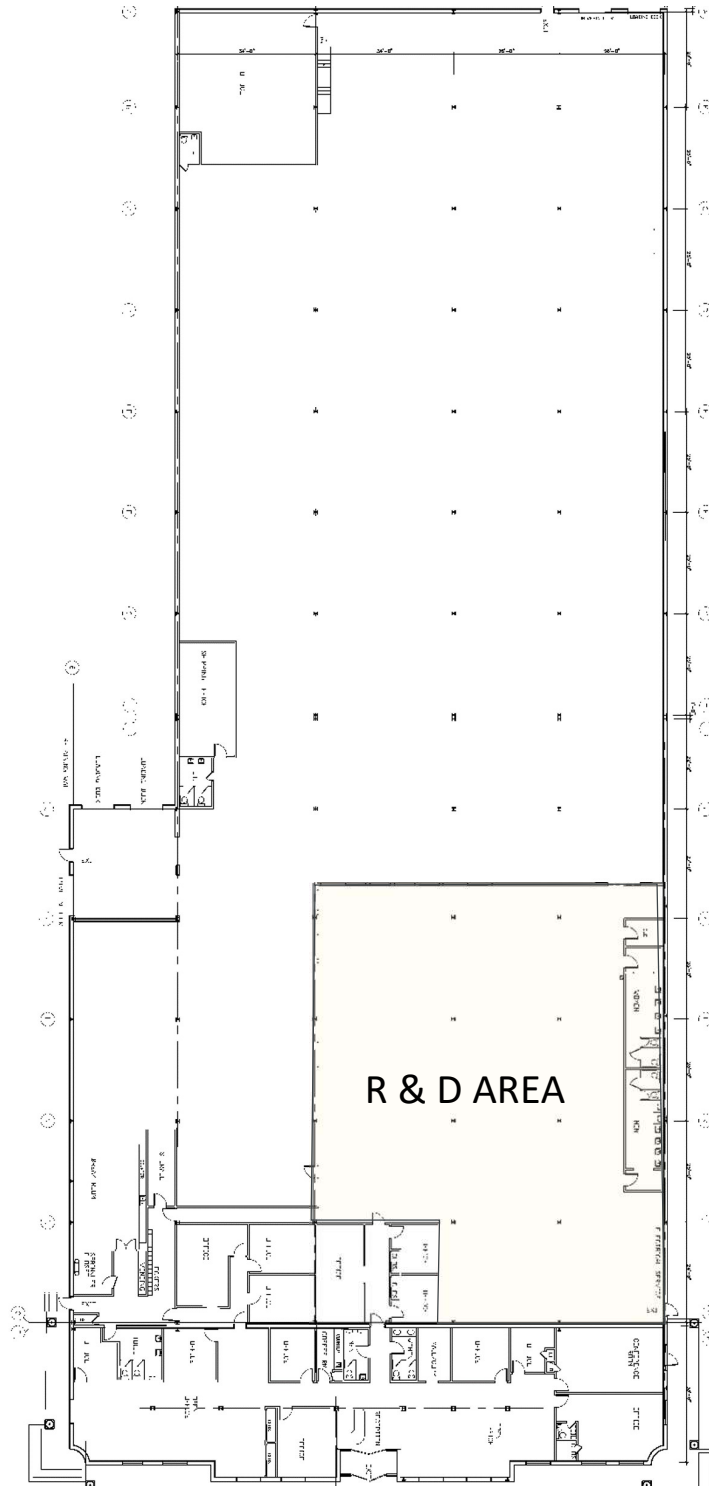
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FLOOR PLAN



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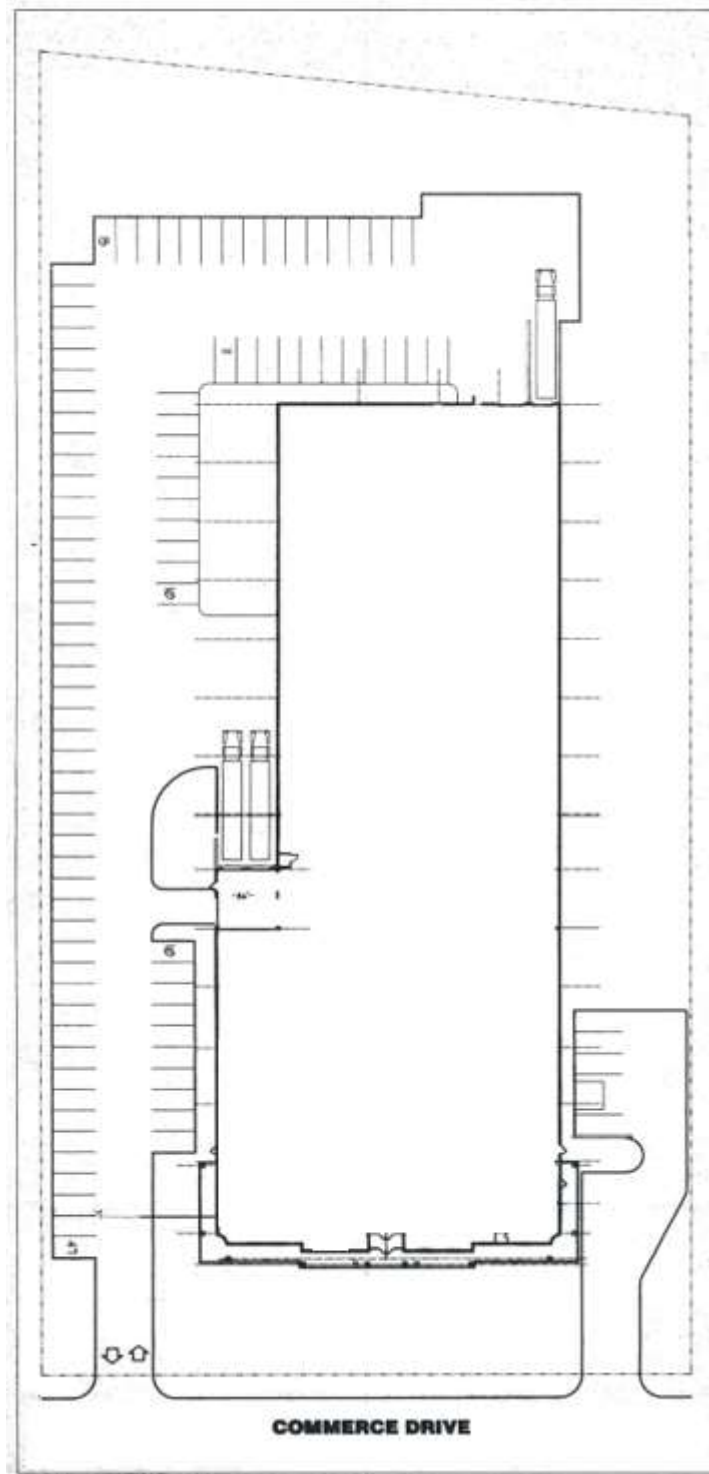
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SITE PLAN



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