

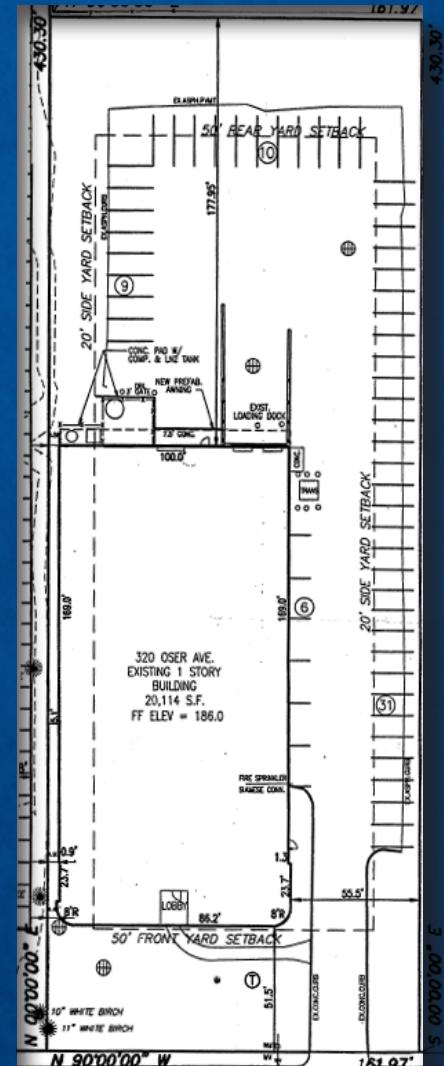
Colliers

320 OSER AVENUE
HAUPPAUGE, NEW YORK

INDUSTRIAL/R&D BUILDING AVAILABLE FOR SALE

320 OSER AVENUE HAUPPAUGE, NEW YORK

Building Size:	+/- 20,114 SF
Land:	+/- 1.6 Acres
R&D/Warehouse:	+/- 16,414 SF
Office:	+/- 3,700 SF
Loading:	1 dock 1 oversized drive in
Ceiling Height:	+/- 17' clear
Power:	5000a @480v
Heat:	Gas
A/C:	Fully
Sprinklered:	Yes
Sewers:	Yes
Parking	+/- 65 Spaces
Asking Price:	\$5,531,350 (\$275 PSF)
Real Estate Taxes:	\$47,946.06 (\$2.38 PSF)

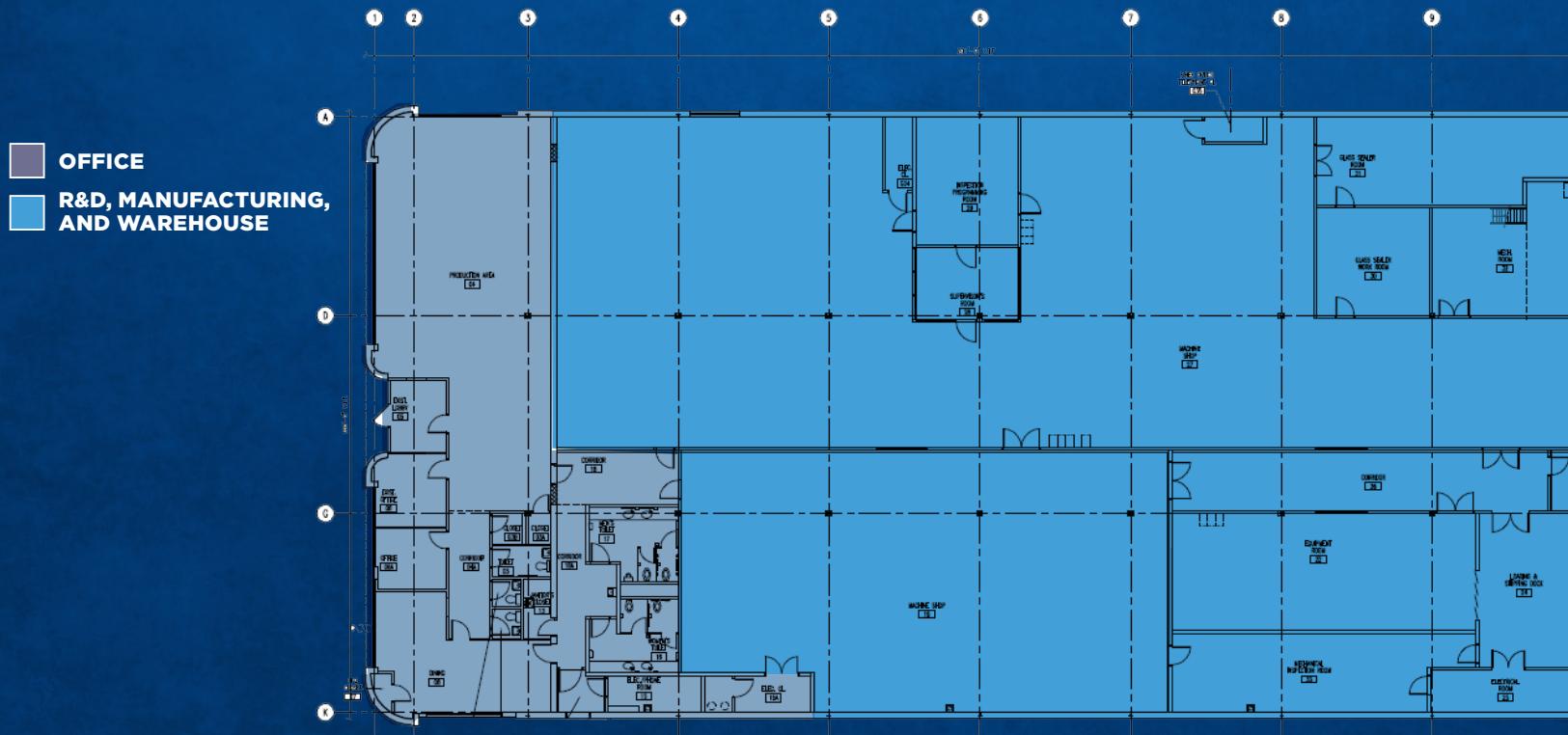


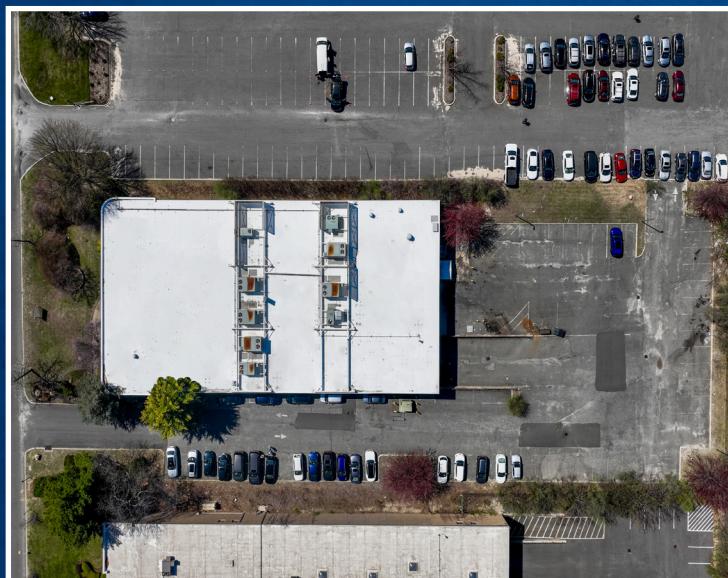
OSER AVENUE

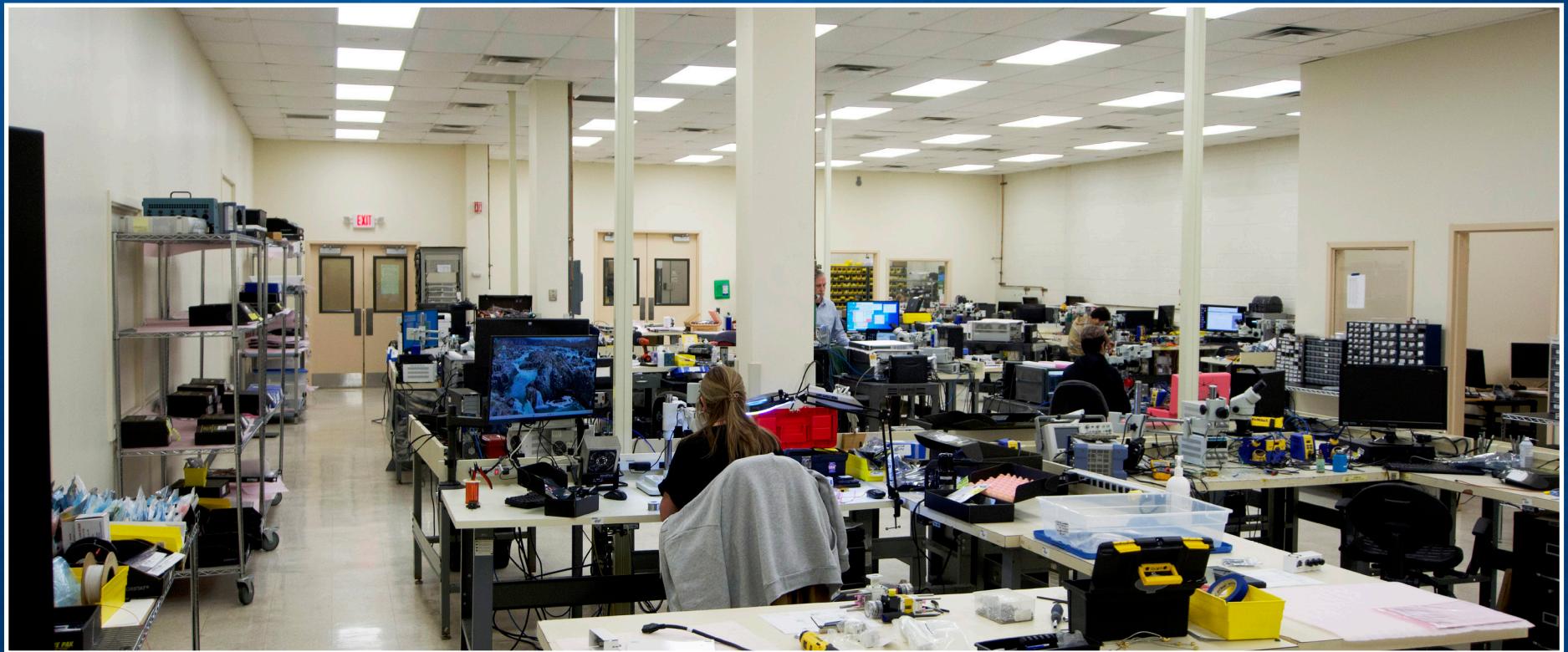
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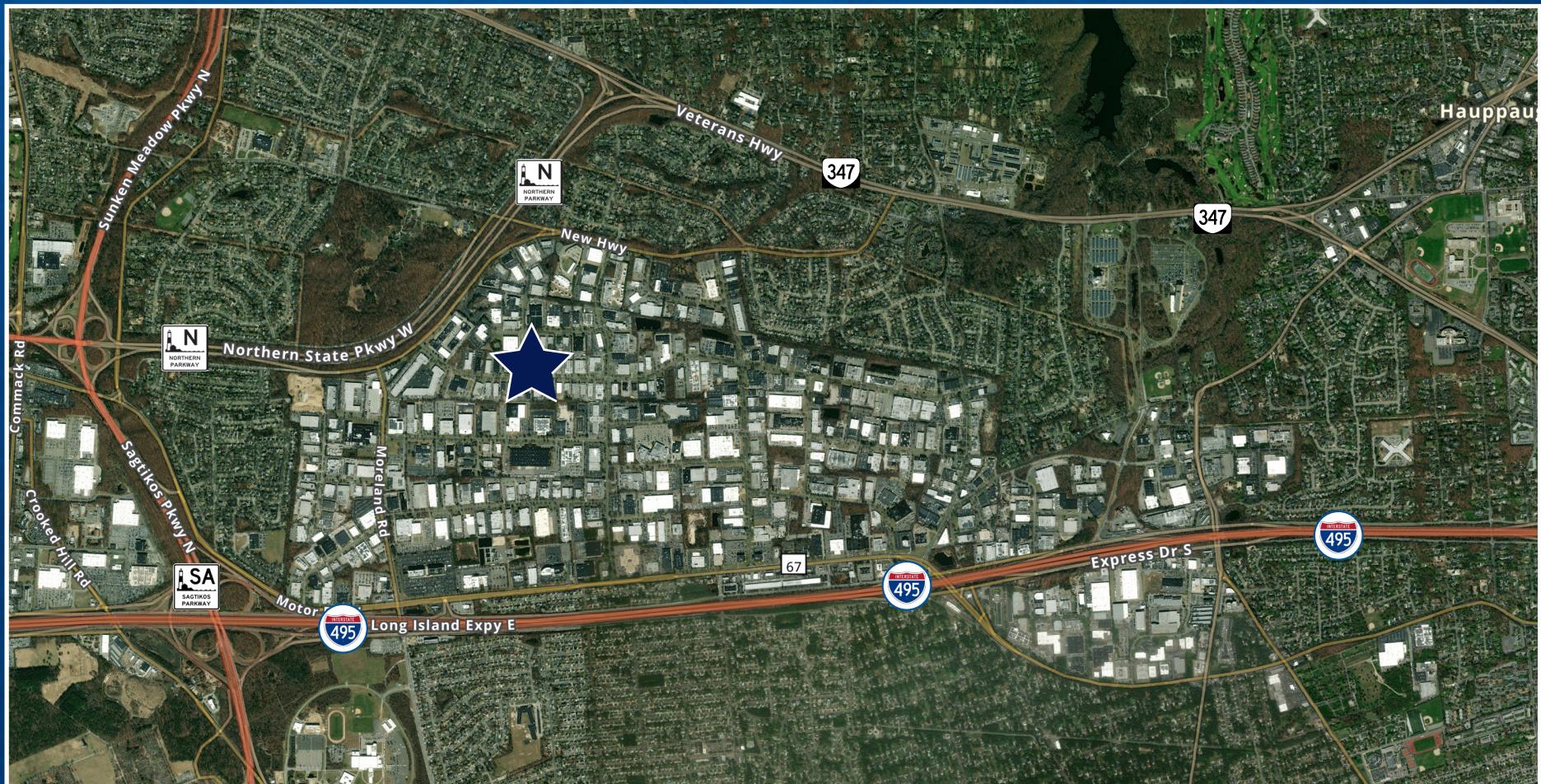
320 OSER AVENUE HAUPPAUGE, NEW YORK

- Currently outfitted for pharmaceutical manufacturing and production. Ideal for continued pharmaceutical use, as well as other R&D and light industrial manufacturing applications
- Prominent corporate image located in the prestigious Hauppauge Industrial Park, within the Town of Smithtown
- Offers excellent access to major roadways, a strong labor pool, and a well-established business environment
- Additional infrastructure includes an air compressor with compressed airlines throughout and 8" thick concrete floors reinforced with rebar
- Situated on an oversized parcel, offering ample parking and potential for future building expansion
- The building naturally divides, offering potential user and investor options, with the possibility of rental income to offset operating expenses









320 OSER AVENUE
HAUPPAUGE, NEW YORK

JASON MAIETTA

Executive Vice President
+1 516 284 3410
jason.maietta@colliers.com
Salesperson

TOMMY ROSATI

Senior Vice President
+1 516 284 3457
tommy.rosati@colliers.com
Salesperson

BRANDON LICHTENSTEIN

Senior Vice President
+1 516 284 3439
brandon.lichtenstein@colliers.com
Salesperson

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