

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a thin orange and yellow horizontal stripe at the bottom.A photograph of a large, modern industrial building with a curved, ribbed facade. The building has a central glass entrance with the number "320" above it. The entrance is flanked by two tall, conical evergreen trees. To the left of the entrance is a white plastic chair. The building is surrounded by a green lawn, various shrubs, and trees, including a large tree with pink blossoms on the right. The sky is clear blue.

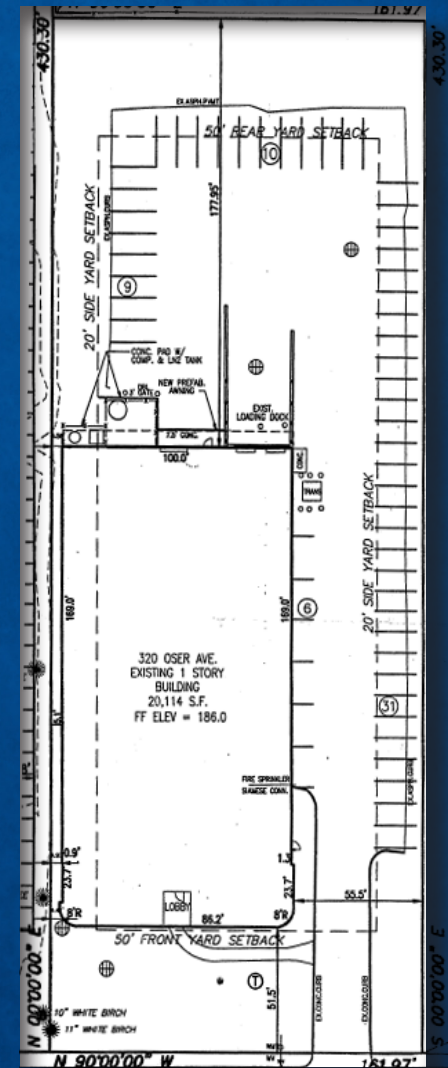
320

**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)

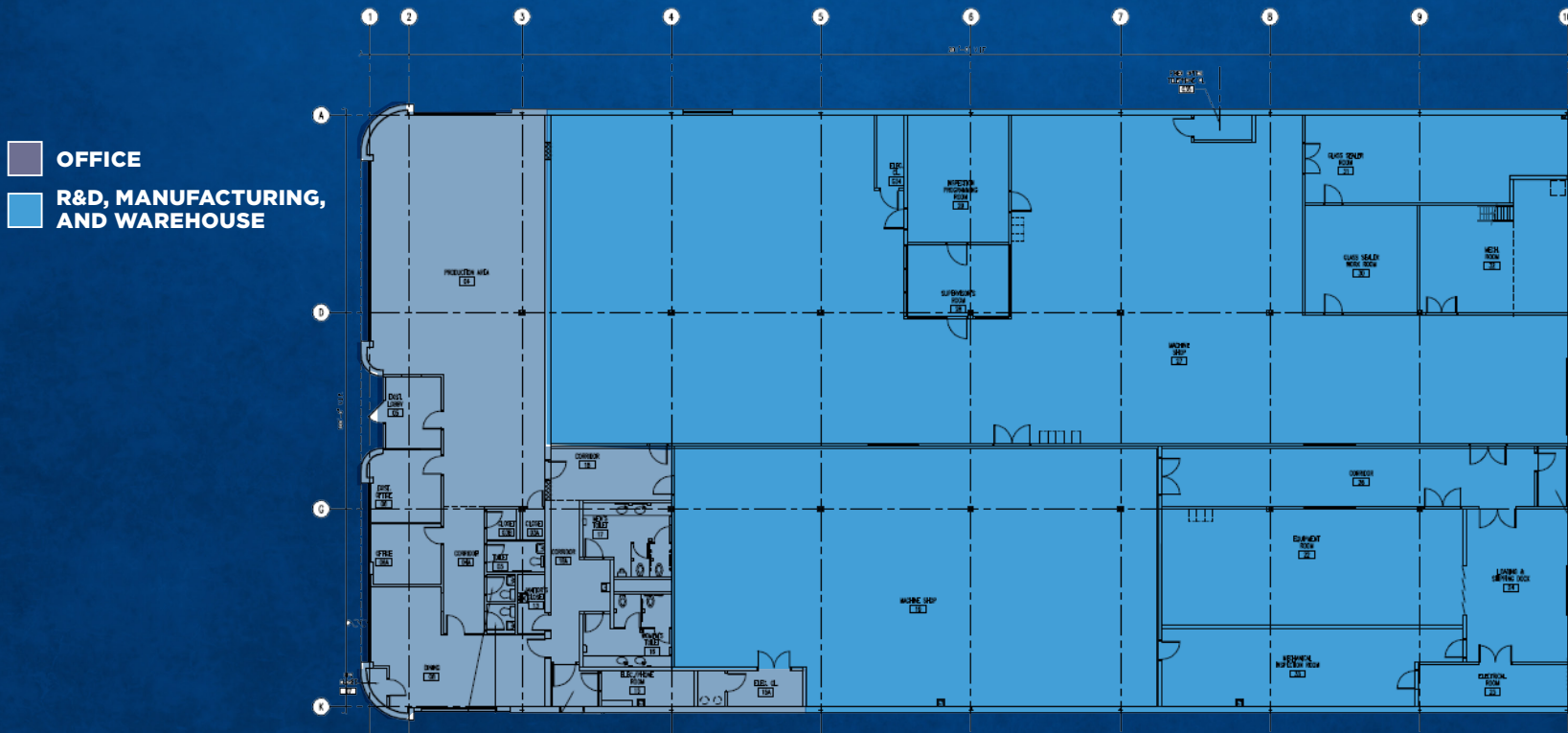


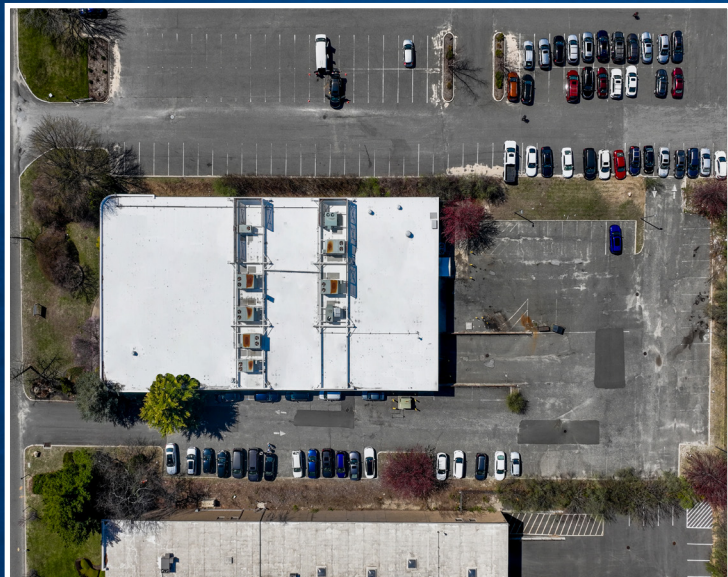
OSER AVENUE

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.

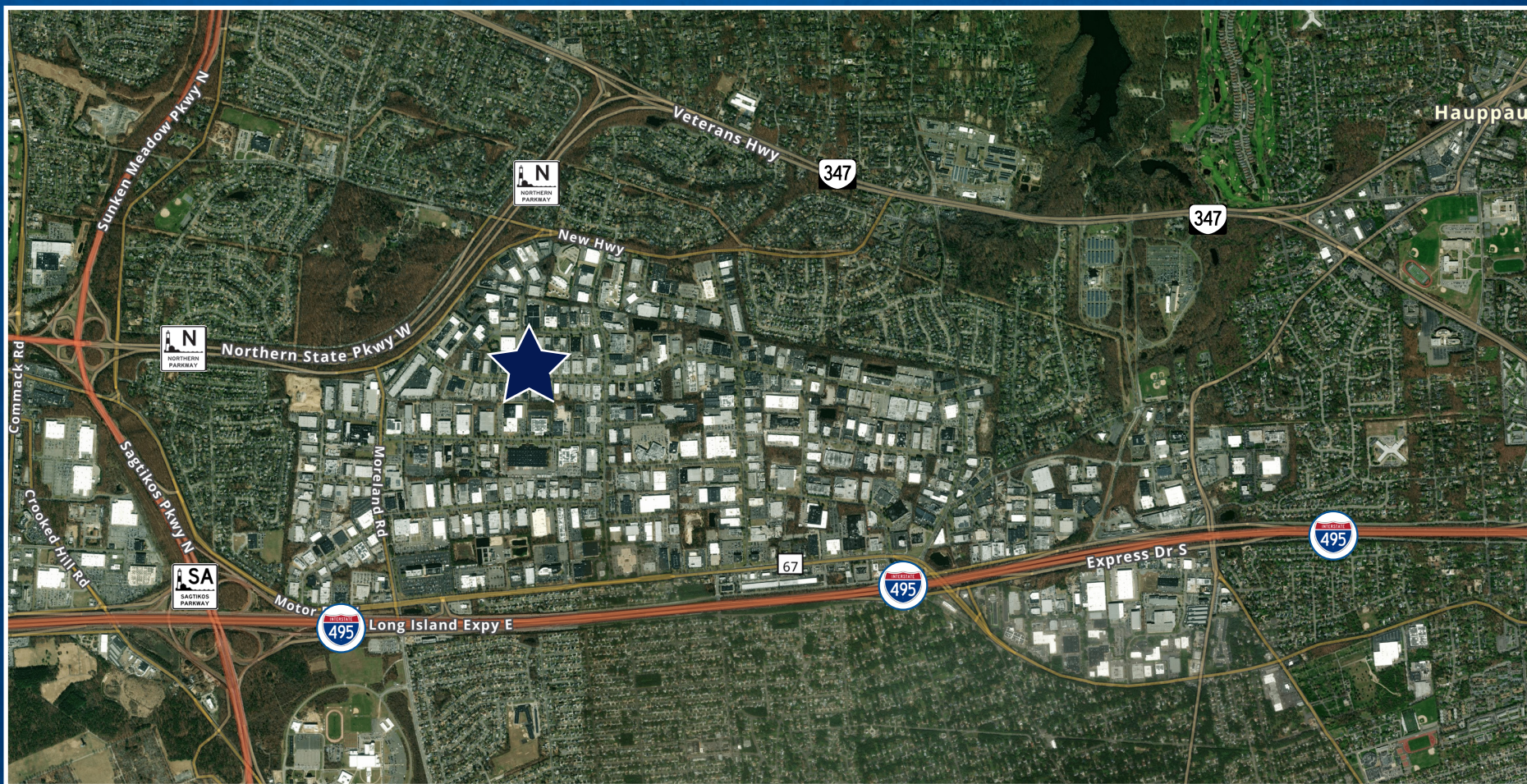
320 OSER AVENUE HAUPPAUGE, NEW YORK

- 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

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