

±100,061 SF PHARMACEUTICAL/FOOD Facility for Sale or Lease
75 Adams Ave, Hauppauge 11788



Specifications:

Building Size:	± 100,061/sf
Lot Size:	± 5.28 acres
1 st floor space:	± 91,125 sf
2 nd floor space:	± 8,936 sf
Office space:	± 7,000 sf / 1 st floor
Ceiling height:	± 22' Under Steel.
Loading:	Six Docks, 4 with Levelers, One Drive-in door
Power:	± 2,400 amps @ 277/480 voltage ± 5,000 amps @120/208 voltage
A/C:	Fully air conditioned
Heat:	Gas
Column Span:	±40' x ±35'
Sewers:	Yes, connected to Sewer District 18
Sprinklers	Yes
Parking:	± 175 cars

Pricing & timing:

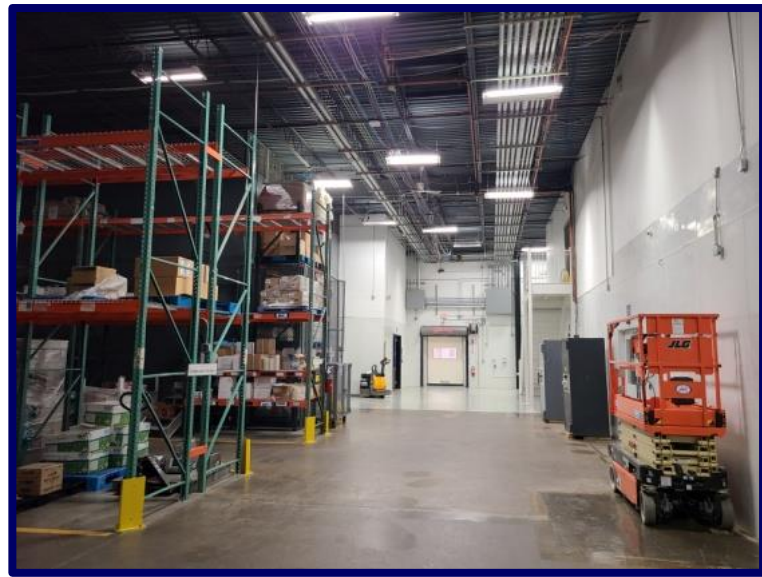
Occupancy:	Immediate
Sale Price:	Upon Request
Lease Price:	\$18/sf Net
23'/24' Taxes:	\$184,375 (\$1.84/sf) partial tax abatement possible thru Suffolk IDA

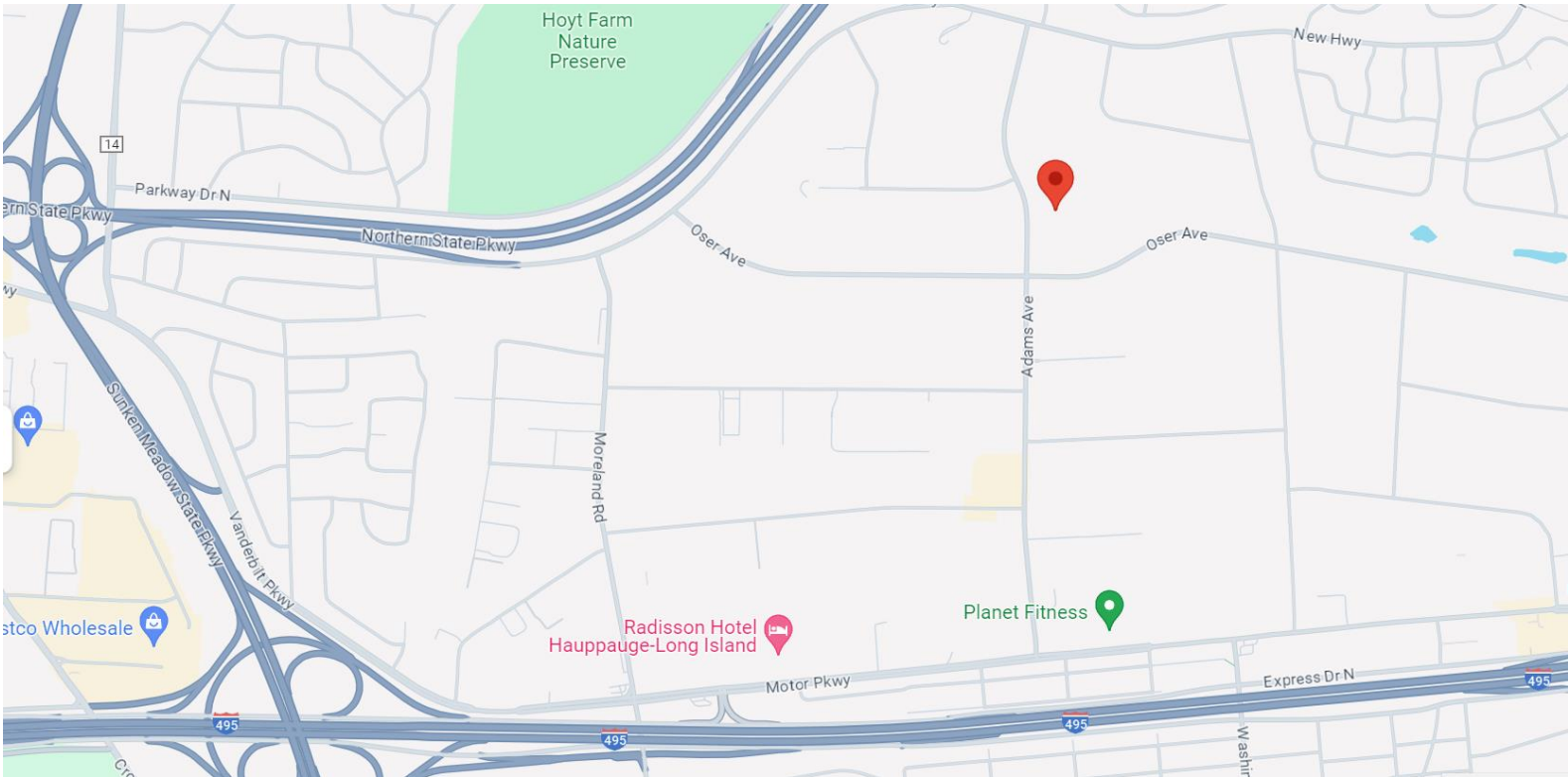
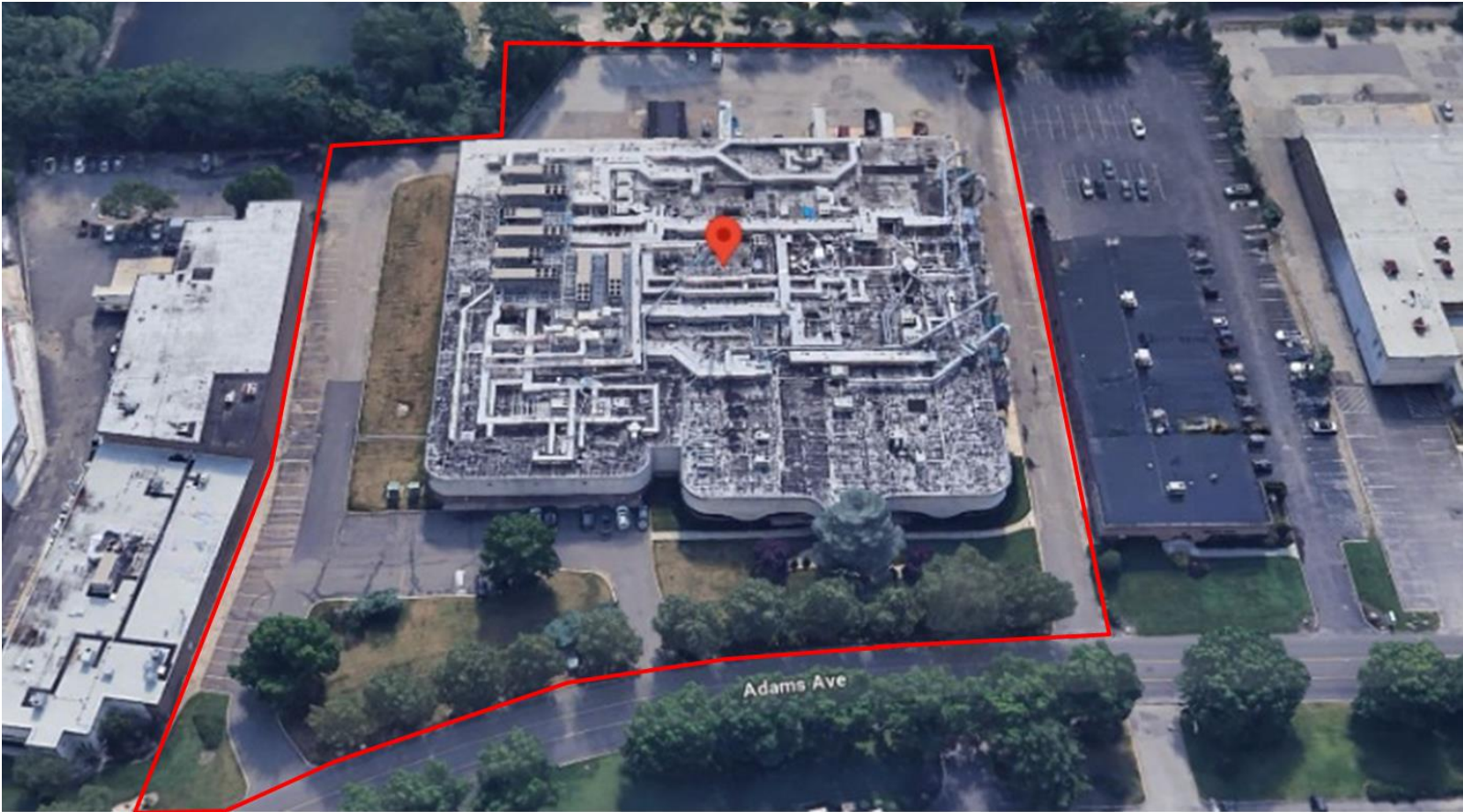
Food and Pharmaceutical Manufacturing Features

- Floor drains throughout
- High-traffic epoxy floors throughout
- Water deionization (DI) systems
- Wastewater scrubber
- Interior demising walls are reconfigurable panels
- Gowning and locker rooms
- Dedicated areas for laboratory, chemists, packaging, testing, labeling, library, cafeteria, document storage
- Freight elevator to 2nd floor storage
- Security gate at entrance

Pharmaceutical Manufacturing Features

- Dedicated production areas for blenders, solutions, packaging, compression, encapsulation, coating, equipment storage and maintenance, machine shop
 - Dust collection systems throughout
 - Dedicated Q/A, hazmat, and quarantine areas
 - Oven and pharmacy rooms
 - Six bin-feeding rooms for streamlined production
 - Controlled substance vaults rated C1-C5
- Close proximity to Long Island Expressway. Exit 53





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