

13,875 Sq. Ft. Industrial Food Processing

Available For Lease



50 Constance Ct, Hauppauge



Specifications:

Property Lot Size:	3.50 Acres
Total Building Size:	45,500 sq. ft.
Available Space:	13,875 sq. ft.
Office Space:	1,200 sq. ft.
Ceiling Height:	18.0'
Loading:	1 Loading Dock 1 Drive-in Door
Power:	400 Amps
Food Processing:	± 500 sq. ft.
Refrigeration Space:	± 672 sq. ft.
Freezer Space:	± 1,900 sq. ft.
A/C:	Offices only
Heat:	Gas
Sprinklers:	Yes
Parking:	Ample

Pricing and Timing:

Lease Price:	\$20.00/sq. ft. (Includes Base Year Real Estate Taxes)
Occupancy:	June 2026

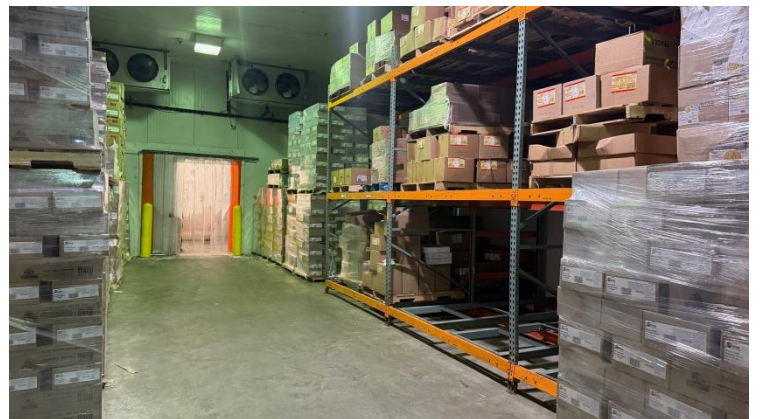
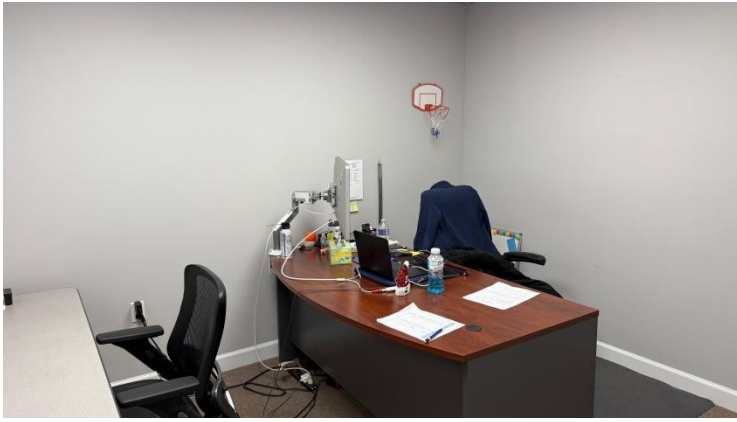
Features:

- USDA food approved specialty building – Ideal for Food Processing/Prep use
- Floor Drains in the Processing space
- Refrigeration and Freezer space included
- Excellent swing room allows efficient loading
- Easy access to Exit 55 of the Long Island Expressway
- Zoned Industrial 1 in the Town of Islip

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