

FOR SALE OR LEASE

242 RABRO DRIVE

HAUPPAUGE, NEW YORK

SALE PRICE: \$10 MILLION

LEASE PRICE: UPON PROPOSAL

**LIGHT INDUSTRIAL ZONED LAND
TOWN OF ISLIP**

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HAUPPAUGE, NEW YORK

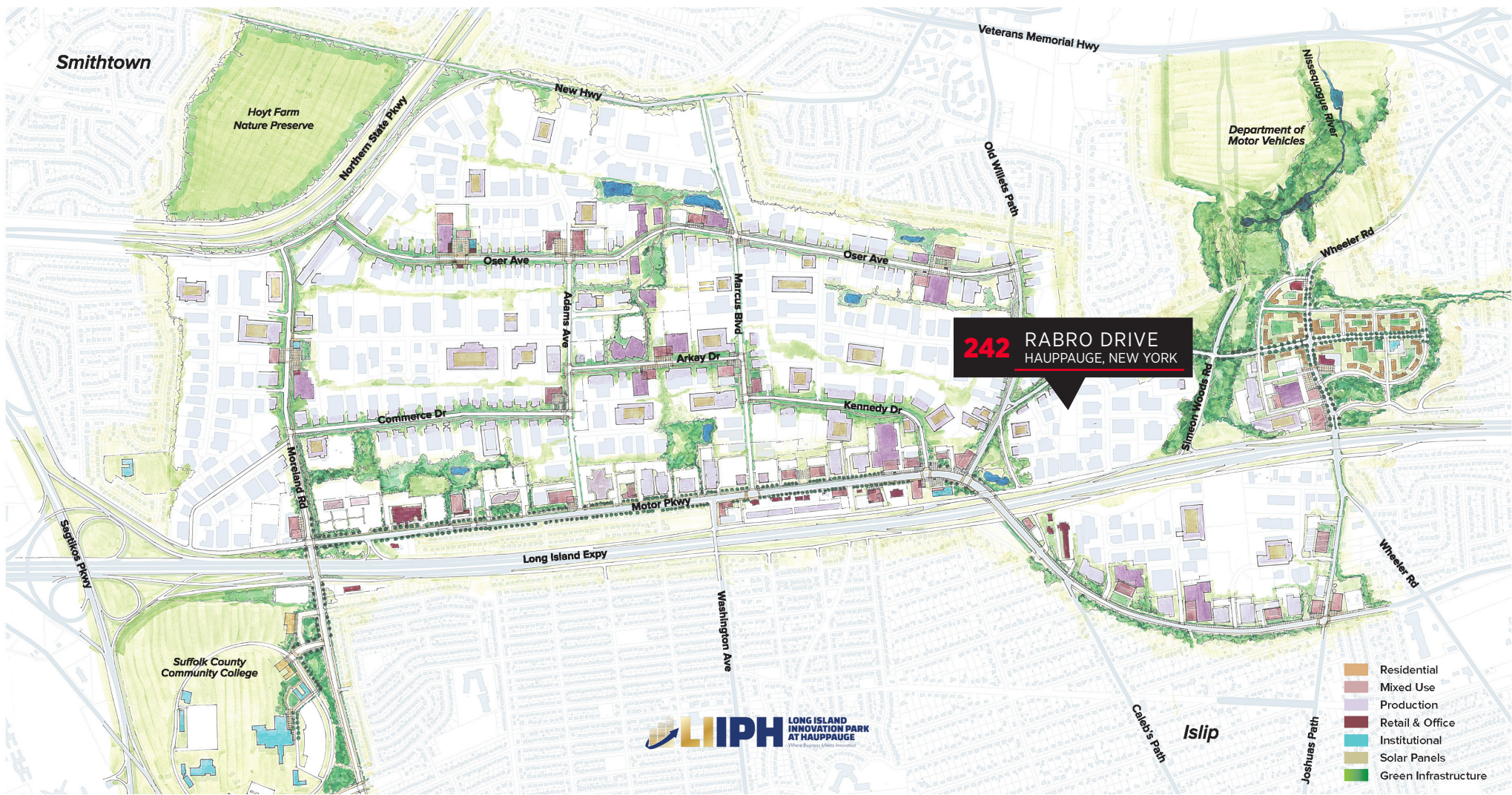
THE OFFERING

Cushman & Wakefield presents **242 Rabro Drive in Hauppauge, Long Island**. The property is ideally situated to service companies in the Hauppauge Innovation Park. The ownership group will entertain Built-To-Suit proposals. The property has direct access to the Long Island Expressway at Exit 55, and is well located to service the dense and affluent North Shore.

PROPERTY HIGHLIGHTS

- ±4.58 Acres
- Building is Built To Suit (35% Coverage)
- Zoning is Light Industrial (Town Of Islip)
- Real Estate Taxes are \$60,318

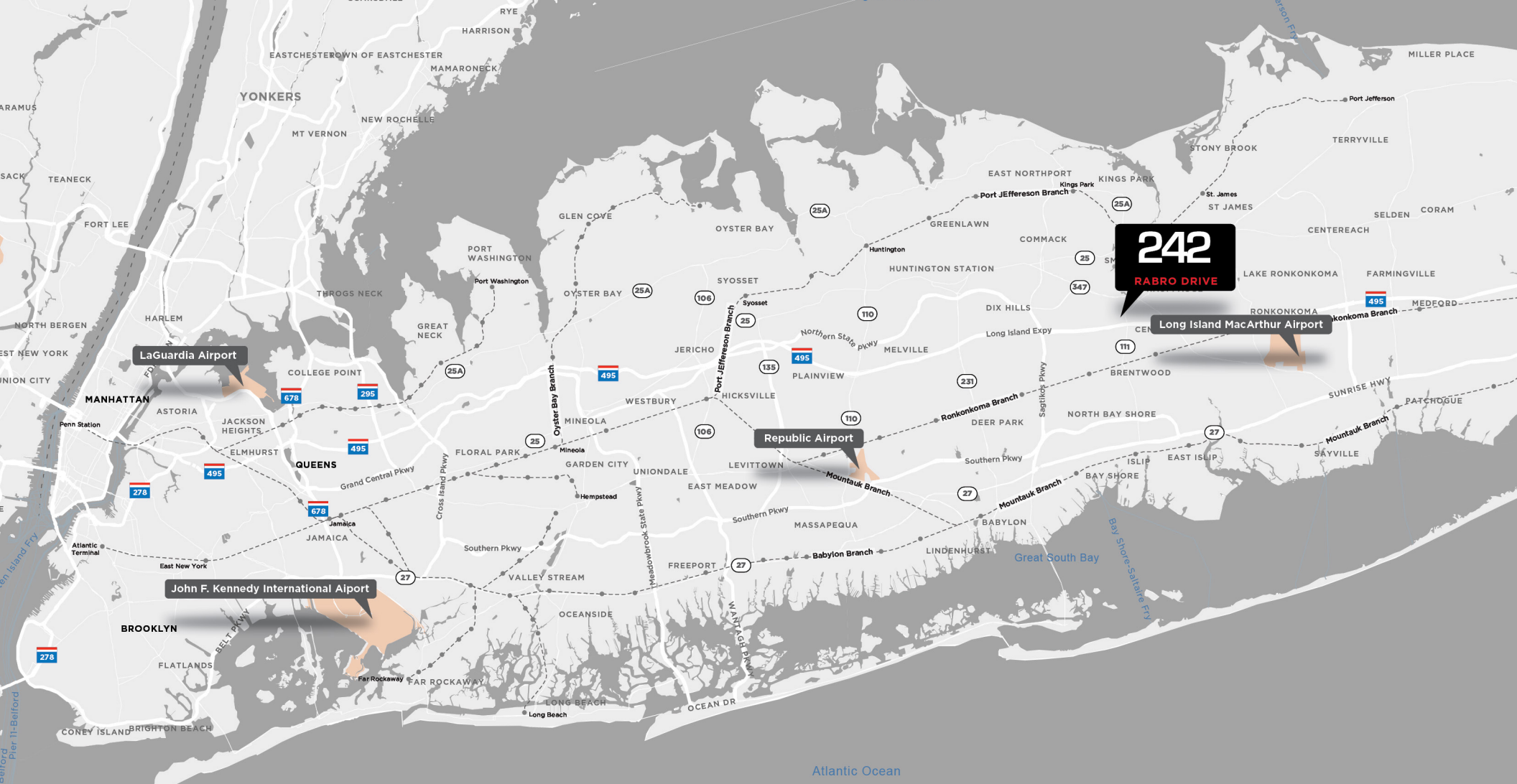




LONG ISLAND INNOVATION PARK AT HAUPPAUGE

LIPH HIGHLIGHTS

- 2nd Largest Industrial Park in the Nation after Silicon Valley
- \$13 Billion Annual Output
- 1,350 Companies
- 58% Tradeable Industries Access to a vast pool of knowledge workers
- A business-friendly infrastructure
- Support from world-class institutions of higher education



FOR MORE INFO, PLEASE CONTACT:

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