

AVAILABLE FOR SALE

205 MARCUS BOULEVARD | HAUPPAUGE, NY

**BUILDING SIZE:**

12,149 SF

PLOT SIZE:

1.05 Acres

SALE PRICE:

\$3,150,000 / \$259.28 PSF

TAXES:

\$3.71 PSF

POSSESSION:

Immediate

BUILDING SPECIFICATIONS:

- 6,500 sf of office space
- 14' 6" ceiling height
- 1 drive-in door
- 800 amps of power
- Gas heat
- Fully sprinklered
- Sewers
- 58 car parking

PROPERTY FEATURES:

- High-end, freestanding flex building
- Located in the heart of Hauppauge Industrial Park
- Newly constructed in 2007
- Modern exterior lighting around the building and in parking lot
- Security cameras throughout
- Prime HQ opportunity with monument signage
- Immaculately maintained

For more information, please contact exclusive brokers:

DANIEL GAZZOLA

631.673.0829

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CHUCK TABONE, SIOR

631.673.0803

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290 Broadhollow Road, Suite 103E, Melville, NY 11747

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**205 MARCUS BOULEVARD
HAUPPAUGE, NY**



Entrance Vestibule



Reception Waiting Area



Conference Room



Executive Office 1



Executive Office 3



Executive Office 2



Executive Office 4



Executive Office 5

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Open Space



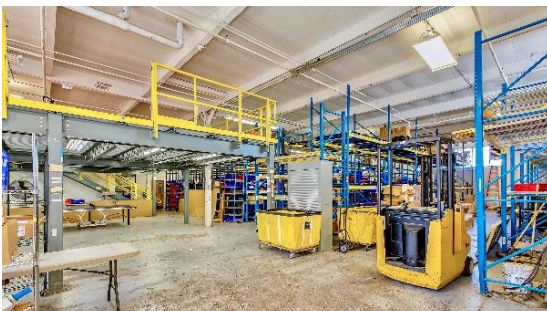
General Office



R&D Showroom



Cafeteria



Warehouse



Gym



Oversized Large Yard



Finished Brick 4 Sides

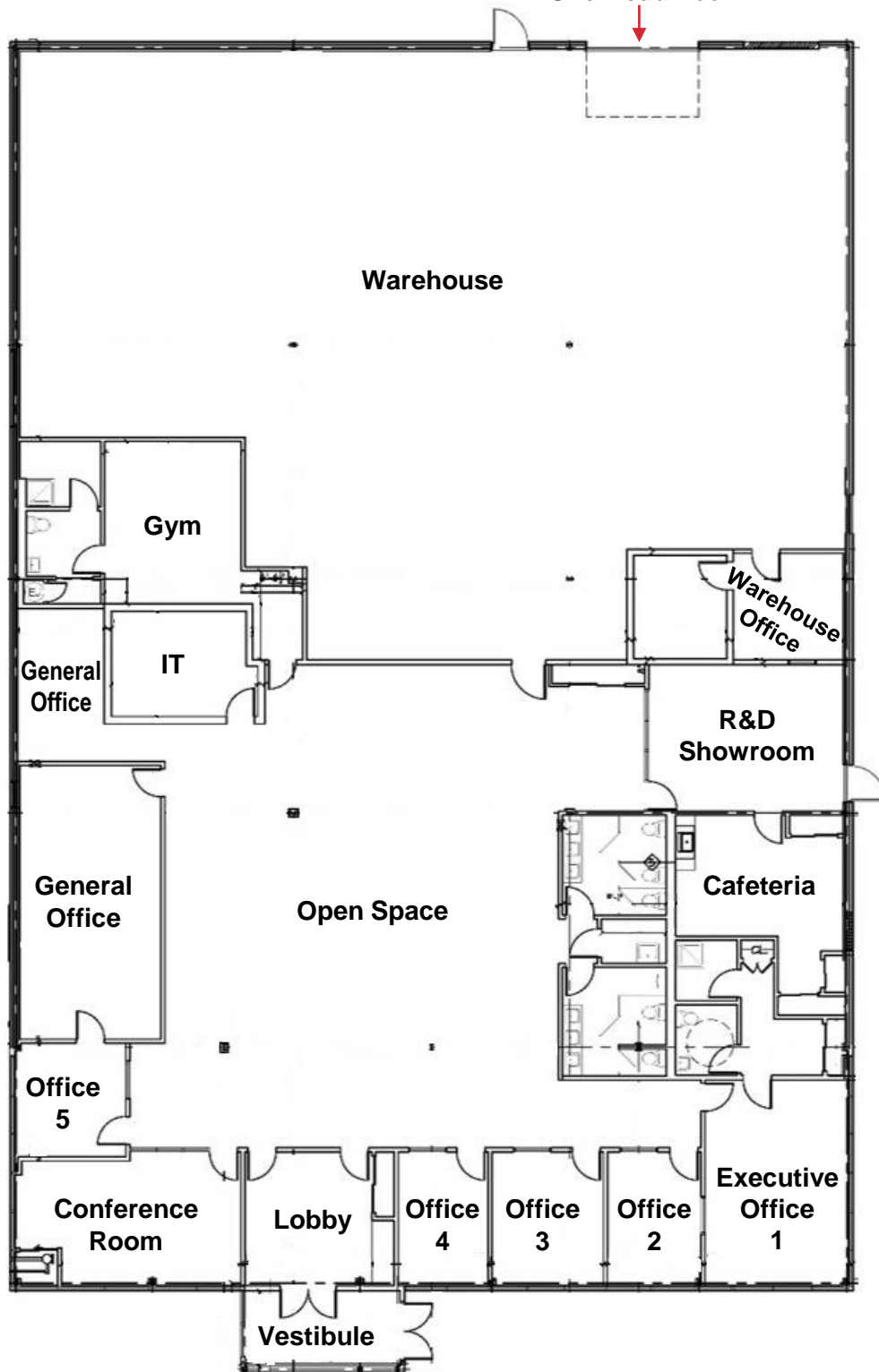
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Grade Level
Overhead Door

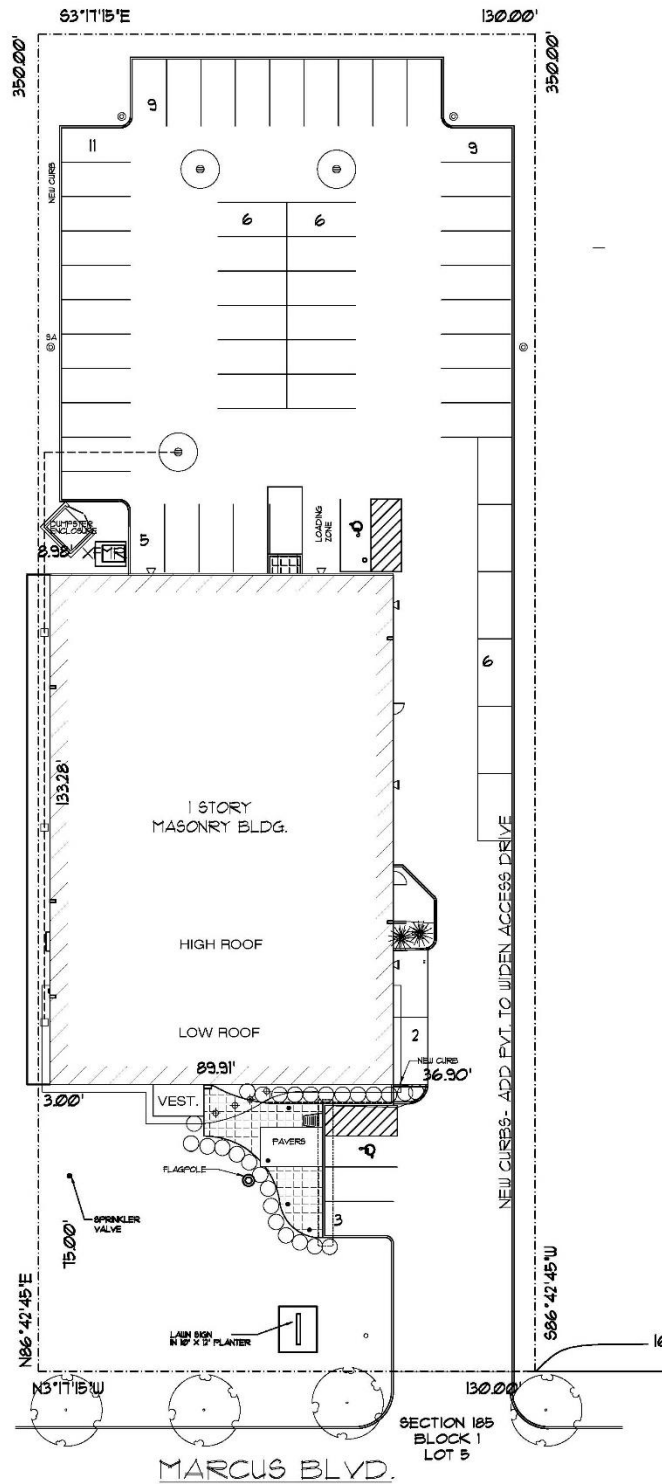


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**205 MARCUS BOULEVARD
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1 SITE PLAN 1"=200'

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