

For Lease ~ Industrial Building
55 Gilpin Avenue
Hauppauge, NY 11788

METRO
REALTY SERVICES LLC

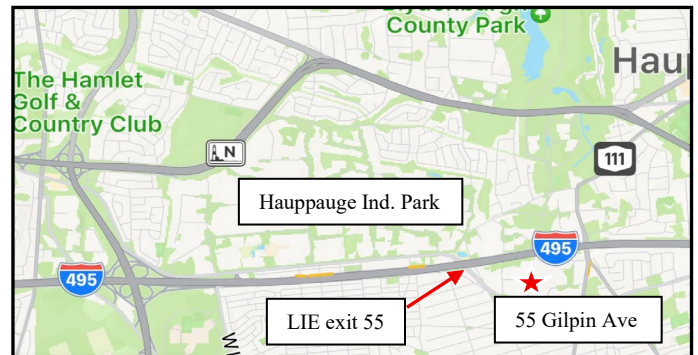
EXCLUSIVE REPRESENTATION



GREAT WAREHOUSE / DISTRIBUTION BUILDING

- Building Size:** 34,940 square feet on 1.8 acres
- Offices:** 3,000 square feet
- Warehouse:** 32,000 square feet
- Height:**
- 21' clear height in 21,000 sf
 - 23' clear height in 11,000 sf
- Loading:** 4 loading docks w/ levelers
- Power:** 800 amps @ 480v
- Notes:**
- Newly renovated office space w/ high-end finishes
 - LED warehouse lighting throughout
 - 40' column spans / brand new roof in 2024
 - Gas heated / fully sprinklered / abundant parking
 - Huge fenced & gated truck court
 - ½ mile to LIE exit 55

Occupancy: March 1ST, 2026
Lease Price: Please call for details



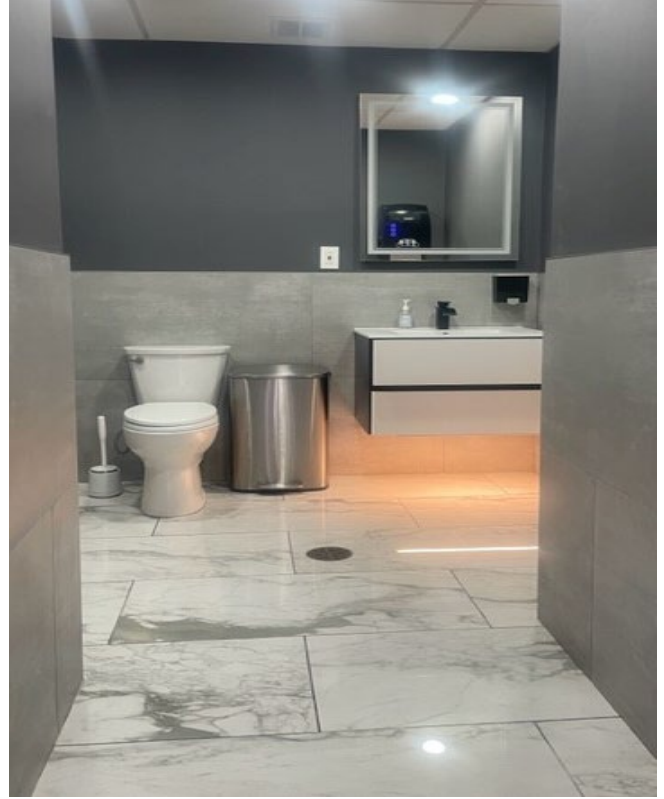
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