

25 HOFFMAN AVENUE

HAUPPAUGE, NEW YORK

FOR SALE | PRIME INDUSTRIAL INVESTMENT OPPORTUNITY

PREMIER
COMMERCIAL REAL ESTATE

UPSIDE OPPORTUNITY – BELOW MARKET RENTS!



PROPERTY SPECIFICATIONS:

Building Size:	± 90,000 SF [2 Units]
Office Space:	± 10%
Lot Size:	4.46 Acres
Ceiling Height:	22' Clear
Loading:	6 Loading Docks 1 Drive-In Door
Power:	Ample
Sprinklered:	Yes
Heat:	Gas
Parking:	55 Surface Spaces
Zoning:	Industrial 1 [Light Industry]
Parcel ID:	Section 53, Block 1, Lot 18.001
Real Estate Taxes:	\$200,233.72 (\$2.22 PSF)
Asking Sale Price:	Present Offer

PROPERTY HIGHLIGHTS:

- Building is broken down into two separate units:
 - Unit A – 40,000 SF
 - 6.5 remaining years paying \$9.50 PSF Gross
 - Unit B – 50,000 SF
 - Seller to leaseback for approximately 5 – 7 years paying \$9.50 PSF Gross
- 3% annual increases on both units.

	<u>Annual</u>
Gross Revenue:	
Unit A (\$9.50 x 40k) =	\$380,000
Unit B (\$9.50 x 50k) =	\$475,000
Total Annual Income =	\$855,000
Less:	
Taxes	(\$200,000)
Insurance	(\$25,000)
NOI:	\$630,000 / \$7.00 PSF NNN

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

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