

400 | PRIME PLACE

FOR LEASE | 17,000 SQ. FT. CLASS A - INDUSTRIAL DISTRIBUTION BUILDING
HAUPPAUGE, NEW YORK

FIRST TIME OFFERED

PROPERTY SPECIFICATIONS:

BUILDING SIZE:	± 19,500 SF
AVAILABLE SPACE:	± 17,000 SF [ALL ON GRADE]
OFFICE SPACE:	0 [CAN BE CONSTRUCTED]
CEILING HEIGHT:	22' - 24' CLEAR
LOADING DOCKS:	2
DRIVE INS:	1
SPRINKLERED:	FULLY
POWER:	AMPLE
PARKING:	AMPLE
OCCUPANCY:	SEPTEMBER 2019
PROPERTY TAX:	\$1.94 PSF
ASKING LEASE PRICE:	\$9.75 PSF NNN*

PROPERTY FEATURES:

- EXCELLENT CORPORATE HEADQUARTERS LOCATION
- THE BUILDING IS LOCATED IN ONE OF LONG ISLAND'S MOST PRESTIGIOUS BUSINESS PARKS
- THE SUBJECT PROPERTY IS WELL LOCATED WITH EASY ACCESS TO MOTOR PARKWAY AND THE LONG ISLAND EXPRESSWAY [EXIT 55]
- MODERN FACILITY OFFERING WELL ABOVE AVERAGE CEILING HEIGHTS
- GENEROUS COLUMN SPACING
- RACKING CAN POSSIBLY BE MADE AVAILABLE
- IDA BENEFITS MAY BE AVAILABLE FOR QUALIFIED TENANTS

** Pricing does not include any offices. However if needed, up to 10% office space can be created, at additional cost*

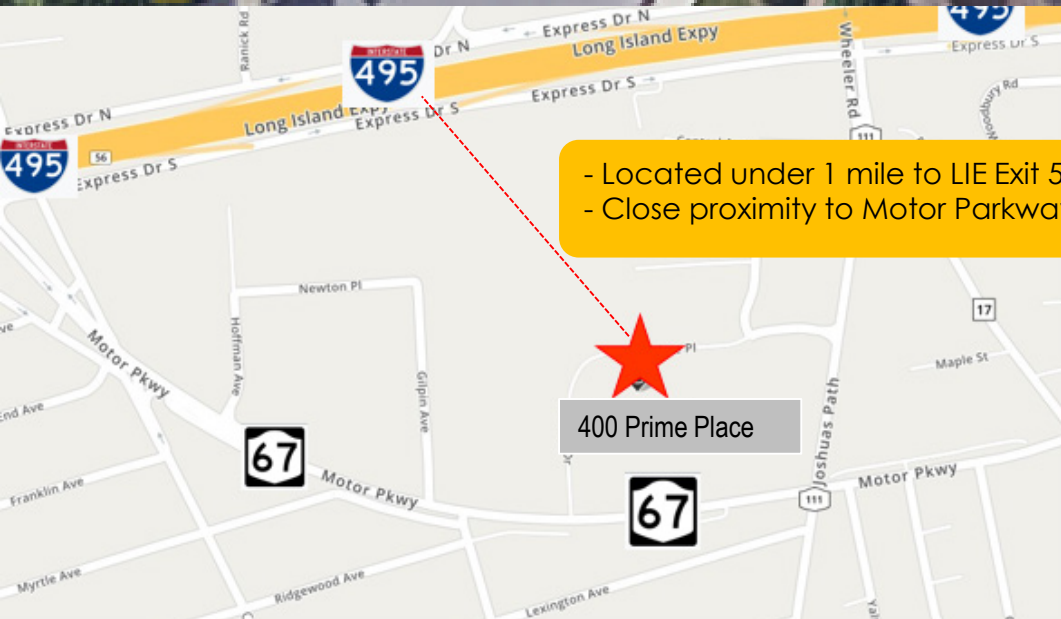
FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

Jason Miller | Managing Principal | (516) 413-1690 | jmiller@pcrellc.com
Jeff Schwartzberg | Managing Principal | (516) 857-8013 | jbs@pcrellc.com

PREMIER COMMERCIAL RE LLC

1670 Old Country Road., Ste. 219
Plainview, NY 11803
Tel. (516) 284-8000 | www.pcrellc.com

400 PRIME PLACE



PREMIER COMMERCIAL RE LLC

1670 Old Country Road., Ste. 219

Plainview, NY 11803

Tel. (516) 284-8000 | www.pcrellc.com