

# 100

## WIRELESS BOULEVARD

HAUPPAUGE, NEW YORK

73,000 SF FREE STANDING HIGH BAY WAREHOUSE



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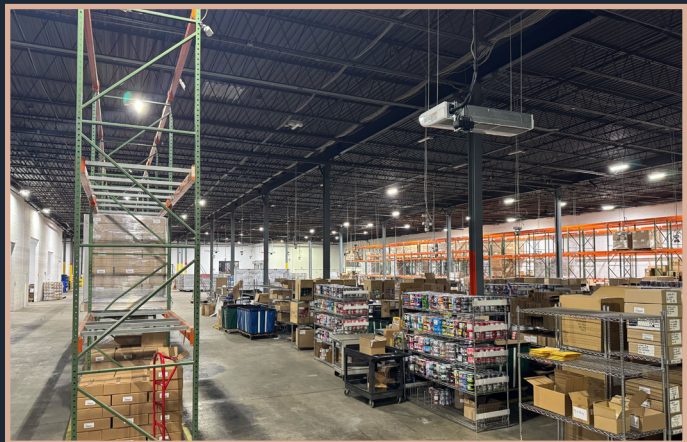
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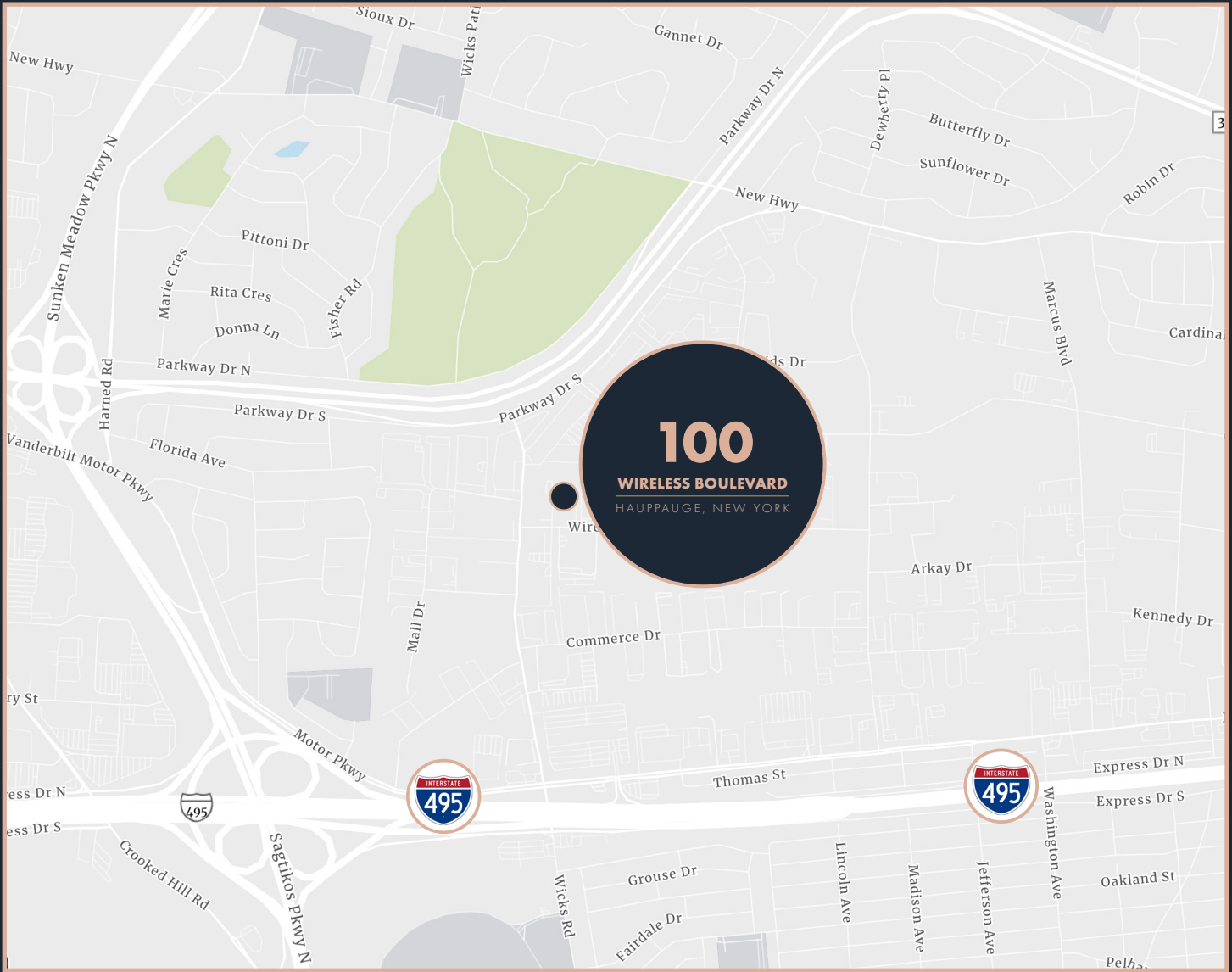


# 73,000 SQUARE FOOT INDUSTRIAL WAREHOUSE AVAILABLE



Available SF: +/- 73,000 SF  
Office Space: +/- 4,000 SF  
Ceiling Height: 22' Clear (+/- 41,000 SF) & 42' Clear (+/- 28,000 SF)  
Loading: 6 Docks, 1 Drive In  
Heat: Gas  
A/C: Fully  
Power: 800a, 3 Phase, 480 Volts  
Asking Price: \$16.75 PSF NNN  
Real Estate Taxes: \$2.16 PSF  
Sublease Term: Through March 31 2027 (extended term possible)





## HIGHLIGHTS

- Freestanding industrial building with high ceilings throughout
- Recently renovated office space
- LED motion sensor lighting throughout
- Fully A/C warehouse
- Fully wired for voice, video and data
- Strategically located .5 miles from IIE exit 53

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