



For Sale or Lease

25,000 SF

Prime warehouse facility

- 385 Oser Avenue is a 25,000 SF prime warehouse and office facility situated on 2.0 acres with 19,400 SF of warehouse space and 5,600 SF of offices
- Located in the Hauppauge Industrial Park, about a ½ mile from exit 53 of the Long Island Expressway, and one block from Exit 46 of the Northern Parkway
- Asking sale price: \$3,625,000 (\$145 PSF)
- Lease price: TBD

**385 Oser Avenue
Hauppauge, NY**

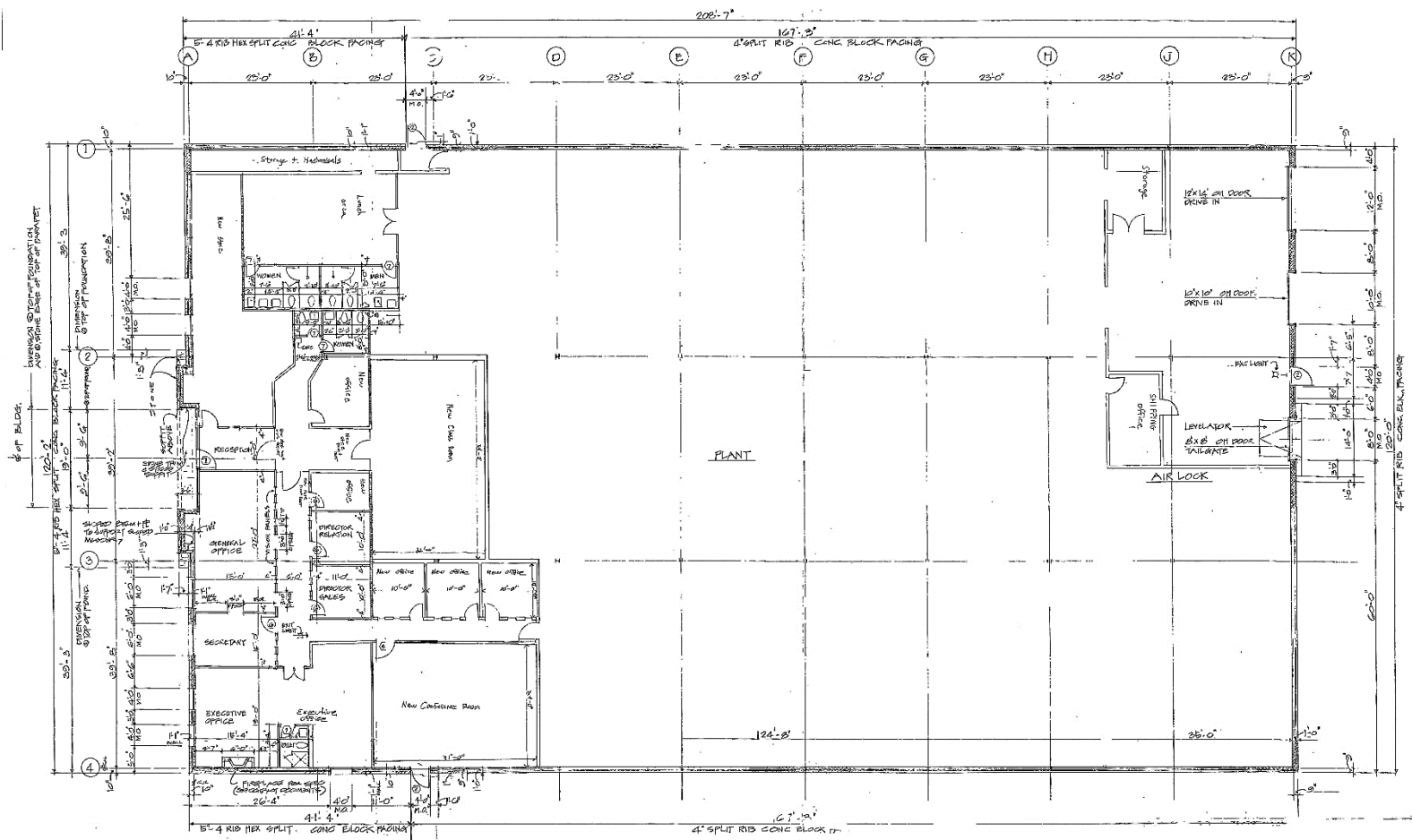
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Property Specifications

Building Size:	25,000 SF on 2.0 acres
Warehouse:	19,400 SF
Office:	5,600 SF
Year Built:	1981
Roof:	TBD
Construction:	Brick, block & steel
Sprinkler System:	Wet system
Ceiling Height:	16'6" clear
Column Spacing:	23'x 40'
Loading:	1 loading dock, 1 drive-in door (room for additional dock)
Power:	400 Amps
Hvac:	Warehouse: Gas-fired suspended heating units Office: gas-fired rooftop system (heat & a/c)
Warehouse Lighting:	T-8 lighting
Bathroom Facilities:	Executive and general bathrooms in office, plus bathrooms in warehouse
Car Parking:	50+
Zoning:	LI District (Light Industry)
Gas & Electric:	National Grid, PSEG
Water & Sewer:	Suffolk County Water Authority
Town/County:	Town of Smithtown/ Suffolk County
RE Taxes (2017):	\$52,961.61 (\$2.11/SF)
Location:	Excellent location in prestigious corporate park setting, ½ mile north of Exit 53 of the Long Island Expressway, and one block from Northern Parkway Exit 46 (New Highway)
Comments:	• Separate store/ showroom area • Well-maintained building





MASONRY NOTE
OBSERVING 1" AND HEX BLOCK UNIT TO PROJECT ONE (1) INCH
PASSED THE FACE OF CONCRETE WALL.

