

2043 Wellwood Avenue, Suite 2, Farmingdale, NY 11735

www.metrorealtyservices.com

As Exclusive Agent, we are pleased to announce the availability of the following property:



185 Commerce Drive, Hauppauge, NY

CLASS A CORPORATE H.Q.

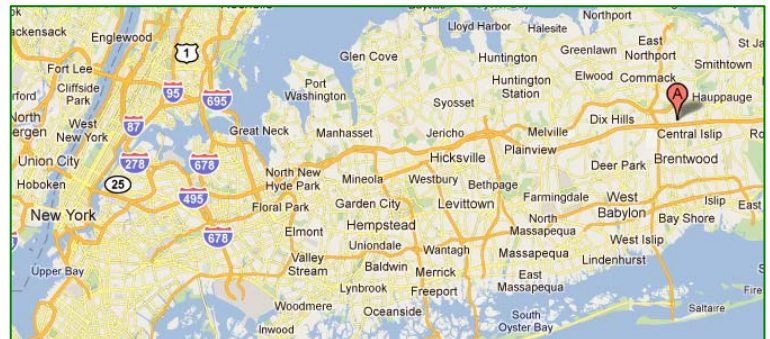
Bldg Size: 65,937 square feet

- 23,850 sq. ft. office on 3 floors
- 8,856 sq. ft. finished lower level
- 33,231 sq. ft. warehouse/mfg

Sale Price: \$6,700,000

Taxes: To Follow

Building Specifications & Photo Gallery on following pages



Please contact Doug Donatelli for further information or to arrange an inspection of this property:
office: (631) 770-0700 ext. 27 ~ cell: (516) 448-6459 ~ doug@metrorealtyservices.com

Tel: (631) 770-0700 ~ INDUSTRIAL ~ COMMERCIAL ~ OFFICE ~ MANAGEMENT ~ Fax: (631) 770-0710
E-mail: info@metrorealtyservices.com ~ Website: www.metrorealtyservices.com



185 Commerce Drive Building Specifications

Building Size:	65,937 sq. ft., built in 2002
Lot Size:	3.3 acres
Office Space:	23,850 sq. ft. on 3 floors / floor-to-ceiling windows throughout (executive, general & administrative offices, reception, conference & training rooms, open loft lunch room / kitchen, etc.)
Lower Level:	8,856 sq. ft. (archival storage, lunch / recreation room, kitchen area, computer room, locker rooms, etc.)
Warehouse / Mfg:	33,231 sq. ft. (6" reinforced slab, 60' column span)
Height:	33' clear
Loading:	2 drive-in doors (approx. 12' x 14'), 1 loading dock
Parking:	196 stalls
Power:	1600 amps @ 480v
Sewers:	Yes
Sprinklers:	Fully
Heat:	Gas
A/C:	Office space & lower level
Elevators:	Two (2) 5,000-lb capacity each
Warehouse Cranes:	Four (4) 13.75-ton capacity each
Sale Price:	\$6,700,000
Taxes:	To Follow

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185 Commerce Drive Photo Gallery



Front Exterior



Rear Exterior



Front Entrance



Office Corridor



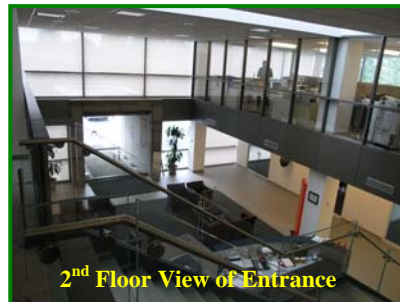
General Office



Conference Room



Audio / Visual Room



2nd Floor View of Entrance



Open Loft Lunch Room / Kitchen



Warehouse View



Four 13.7-ton Capacity Cranes



Archive Storage



Lunch / Recreation Room



Two 5,000-lb Capacity Elevators



Locker Rooms

TEL (631) 770-0700 Industrial ● Commercial ● Office ● Management FAX (631)770-0710
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