

As "Exclusive Agents" we are pleased to announce the availability of the following property:



45 Hoffman Ave, Hauppauge

Building Size:	15,000 SF	Ceiling Height:	16' clear
Lot Size:	.92 Acres	Heat:	Gas
Available:	15,000 SF	Power:	600 amps
Offices:	2,200 SF	Lease Price:	\$6.00 \$5.60 psf Net
Loading Docks:	1	Taxes:	\$1.84 psf
Drive-ins:	1	Occupancy:	60 days from lease signing
	} combination	Sprinklers:	Yes

Comments:

- 📍 Located off Exit 55 L.I.E at corner of Hoffman Ave & Newton Ln
- 📍 Parking for 36 cars
- 📍 Racking could be made available
- 📍 Zoned Light-Industrial Town of Islip

For further information or to arrange an inspection of this property please contact:

Nick Romano

Managing Partner

(631) 770-0700 ext. 22

Nick@metrorealtyservices.com

Tel: (631) 770-0700 ~ INDUSTRIAL ~ COMMERCIAL ~ OFFICE ~ MANAGEMENT ~ Fax: (631) 770-0710

E-mail: info@metrorealtyservices.com ~ Website: www.metrorealtyservices.com