

SOLD

280 Oser Avenue

Hauppauge, NY 11788

METRO
REALTY SERVICES LLC



Building Size: 30,000 square feet
Lot Size: 1.9 acres
Offices: 9,000 square feet
Ceiling Height: 20' clear
Drive-ins: 2 (each 12' x 14')
Docks: 2 (each w/ levelers)
Heat: Gas
Power: 2000 amps / distribution throughout



Comments:

- ◆ Fully sprinklered / connected to sewers
- ◆ 70+ parking spaces / interior & exterior security cams / large dedicated server room
- ◆ 3,000 sf R&D area (tile floor & dropped ceiling)
- ◆ Air-locked loading area
- ◆ Warehouse / factory area was previously fully air conditioned. Duct work is in place. New a/c units are required, as the prior units have been removed.

Sale Price: Please Call

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

David M. Rotter, Licensed Real Estate Broker
Managing Partner
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