

For Lease ~ Industrial Building
55 Gilpin Avenue
Hauppauge, NY 11788



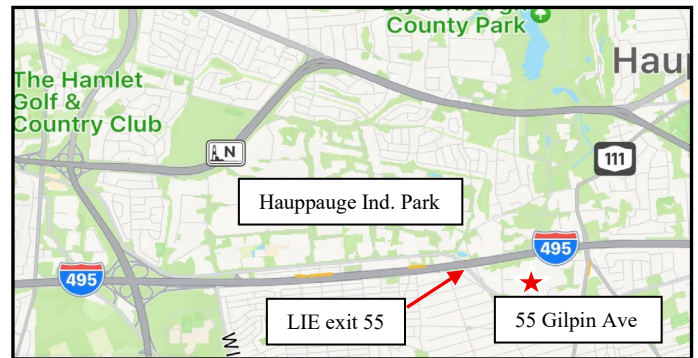
EXCLUSIVE REPRESENTATION



GREAT WAREHOUSE / DISTRIBUTION BUILDING

- Building Size:** 34,940 square feet on 1.8 acres
- Offices:** 3,000 square feet
- Warehouse:** 32,000 square feet
- Height:**
 - 21' clear height in 21,000 sf
 - 23' clear height in 11,000 sf
- Loading:** 4 loading docks w/ levelers
- Power:** 800 amps @ 480v
- Notes:**
 - Newly renovated office space w/ high-end finishes
 - LED warehouse lighting throughout
 - 40' column spans / brand new roof in 2024
 - Gas heated / fully sprinklered / abundant parking
 - Huge fenced & gated truck court
 - ½ mile to LIE exit 55

Occupancy: **BUILDING IS NOW VACANT**
Lease Price: **\$16.75 per square foot net, net, net**
Taxes: **\$2.63 per square foot ('25/'26)**



All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

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