

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

METRO
REALTY SERVICES LLC

EXCLUSIVE REPRESENTATION

Price Reduced



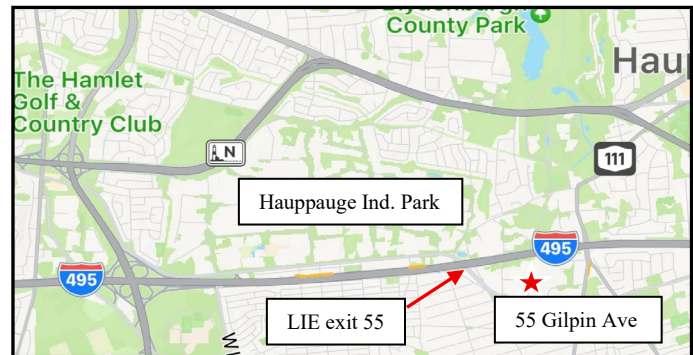
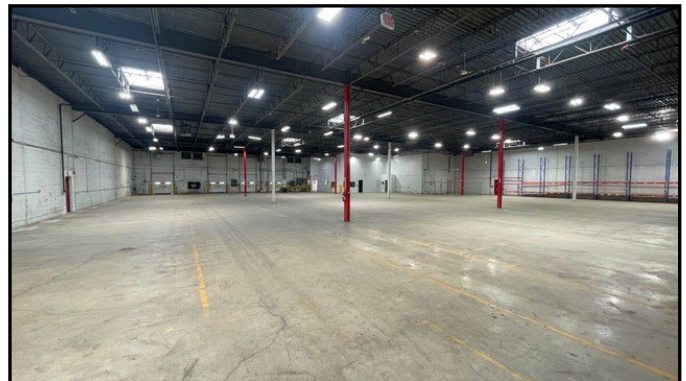
GREAT WAREHOUSE / DISTRIBUTION BUILDING

- 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
 - **Short / Medium / Long-Term Leases Considered**

Occupancy: **BUILDING IS NOW VACANT**

Lease Price: **\$16.25 per square foot net, net, net**

Taxes: **\$2.63 per square foot ('25/'26)**



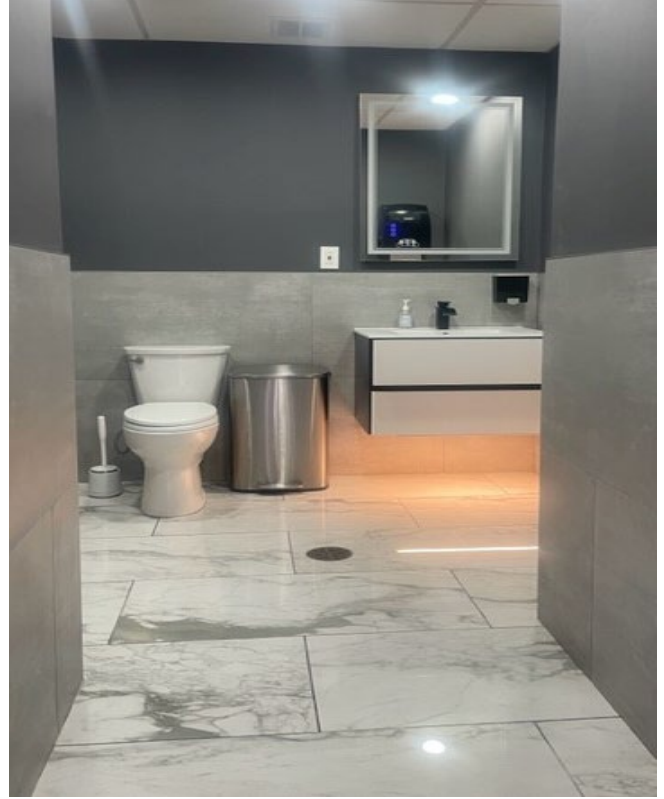
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