

**HAUPPAUGE
INDUSTRIAL PARK**

SimpleCiti

135 OSER AVE, HAUPPAUGE, NY



**INDUSTRIAL
SPACE
AVAILABLE**

AVAILABLE

22,765 SFT
@16 Feet High-Bay
Warehouse

AVAILABLE

27,000 SFT
Paved Outdoor
Storage Yard

LEASED

17,930 SFT
@20 Feet High-Bay
Warehouse

**In A 46,052 SFT,
2.56 Manicured Acre Building**

CLICK LOOPNET





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Future Renovation Rendering

46,052 SF OF INDUSTRIAL SPACE

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HIGHLIGHTS

Blue Chip Neighbors	
Clear Height	20'
Warehouse Floor	6"
Drive-In Bays	2
Exterior Dock Doors	7
Levelers	7
Standard Parking Spot	60

- ◆ Manicured Tree-Lined Park-Like Street
- ◆ Most Prestigious Business Park On Long Island
- ◆ Major Natural Sunlight Large Pane Windows - Lowers Electric bill

WAREHOUSE FACILITY FACTS

Lot Size	3.50 AC
Year Built	1985
Construction	Masonry
Truck Court	75'
Sprinkler System	Wet
Heating	Oil (Fired)
Power	Amps: 800
Zoning	Industrial Warehouse

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**HAUPPAUGE
ADDS PRESTIGE TO
ANY BUSINESS**

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EXECUTIVE SUMMARY

Tree Lined Lawns Tenanted with **Blue Chip National Tenants**. - Remaining availability can be divided which include 5K SF Office. Brand new large panel sun windows allow for drastic energy bill reduction as natural sunlight floods the warehouse. **27,000 SF** Paved Outdoor Yard for Storage also available to rent.

7 Loading Docks, 2 Drive Ins, More can be added. Capital Improvement underway.

- 1. NEW modern front facade**
- 2. Updated modern offices and systems**

**ALL
AVAILABLE
SPACES**

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Warehouse

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Location: Hauppauge Industrial Park is the Park Avenue of Industrial Parks.

INFO AT SIMPLECITI

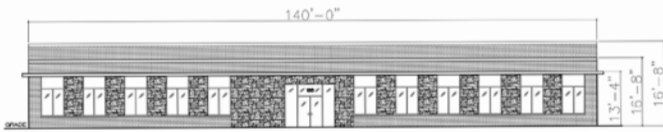
Call For Appointment

+1 516-464-5500

www.simpleciti.com

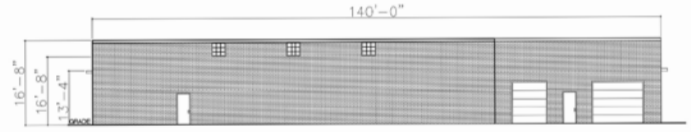
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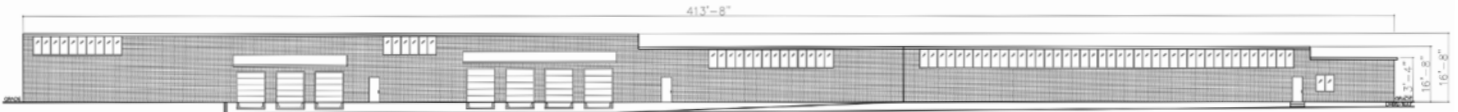
FRONT ELEVATION

SCALE: 1/16" = 1'-0"



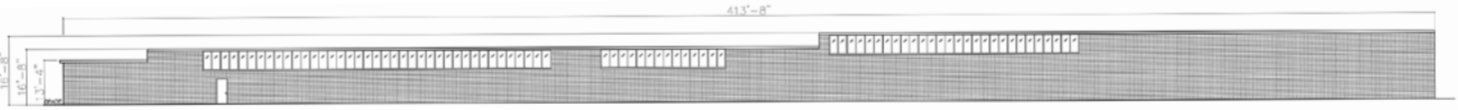
REAR ELEVATION

SCALE: 1/16" = 1'-0"



LEFT ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

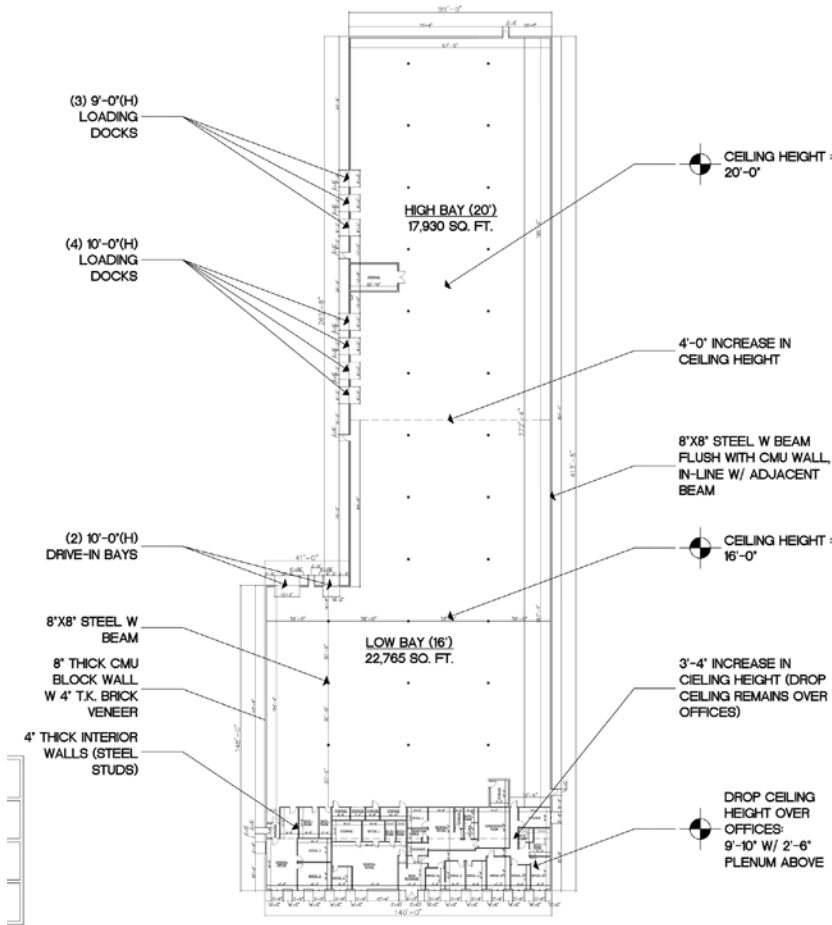
SCALE: 1/16" = 1'-0"

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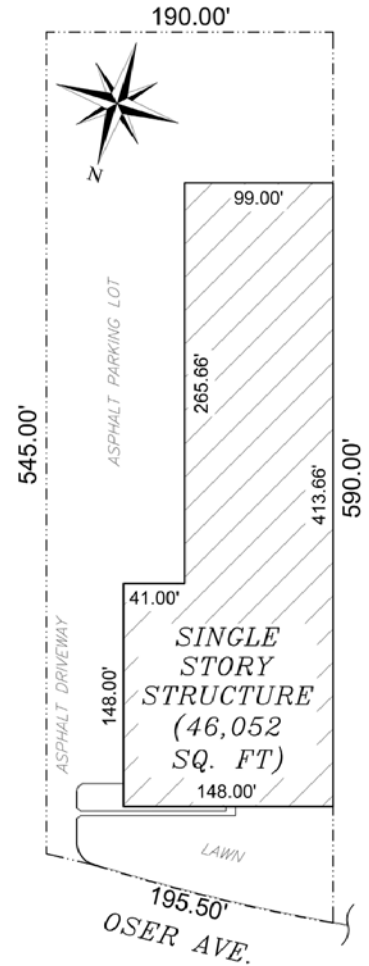
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135 OSER AVENUE - FLOOR PLAN

SCALE: 1/32" = 1'-0"



135 OSER AVENUE - SITE PLAN

SCALE: N.T.S.

Floor Area - High Bay (20'-0")	17,930 SQ. FT
Floor Area - Low Bay (16'-0")	22,765 SQ. FT
Floor Area of Office Space	5,357 SQ. FT
Total Floor Area	46,052 SQ. FT

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2ND LARGEST INDUSTRIAL PARK IN THE US

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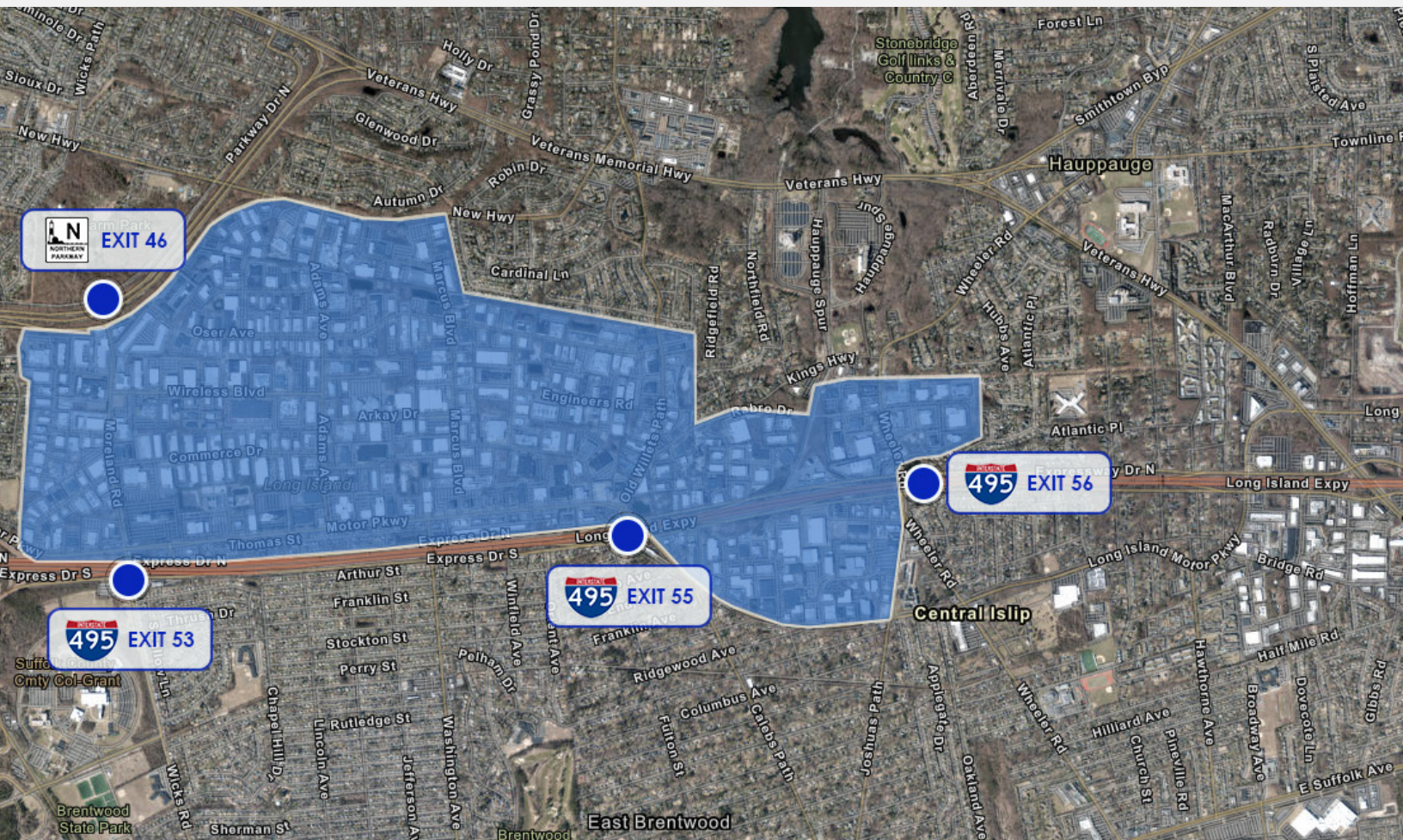
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HAUPPAUGE INDUSTRIAL PARK

With manicured lawns and tree-lined streets, The Hauppauge Industrial Park is an oasis of beauty amongst Industrial Parks. Being the second largest industrial park in the country, by density is by no surprise. The central location of the park, from North to South, and East to West, makes the park, an ideal location to serve all of Long Island. The Park is conveniently located off the Long Island Expressway exits 53-56 within Suffolk County, NY. This master planned development has become the premier

location for all varieties of businesses given the pedigree, functionality, location, low property taxed and sewerred properties on Long Island. As land supply decrease, Net Rents have increased with accompanying increase in property values, becoming the one of the highest priced submarkets on all of Long Island. Vacancy Rates hover around a low 2% rate, making Hauppauge an in-demand location for its aspirational and premium feel.



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