

INDUSTRIAL SPACE FOR LEASE

1140 MOTOR PARKWAY HAUPPAUGE, NY



**ONE FULL LEASING COMMISSION PAID TO PROCURRING BROKER
PER LANDLORD'S COMMISSION AGREEMENT
FOR 153,870 SF LEASE**

BUILDING SPECIFICATIONS:

Available Space: +/- 153,870 SF (**DIVISIBLE** - minimum division is +/- 30,000 SF*)
Office: +/- 20%
Loading: 14 Docks, 2 Drive-Ins
Ceiling Ht.: +/- 18' Clear
Heat: Gas / Oil / Propane
Sprinklered: Yes
Power: 8000 Amps

LEASE PRICE: **\$6.50 PSF Gross For +/- 153,870 SF**
(Gross Rental Includes Base Year
Real Estate Taxes)

* Pricing on division(s) will vary based
on configuration and specifications

COMMENTS:

- Typical Column Spacing - 25' x 40'
- Close Proximity To The Long Island Expressway (Exits 56 & 57)
- Immediate Possession
- Full A/C In +/- 120,000 SF
- 340 Car Parking

EXCLUSIVE AGENT FOR:



TED TRIAS | Senior Executive Director
516.328.6500 Ext. 702
ttrias@suttonandedwards.com

MICHAEL SCHEFREN | Director
631.389.2900 Ext. 227
mschefren@suttonandedwards.com

KYLE BURKHARDT | Director
631.389.2900 Ext. 223
kburkhardt@suttonandedwards.com

1981 MARCUS AVENUE
LAKE SUCCESS, NY 11042
T. 516.328.6500
F. 516.328.6749

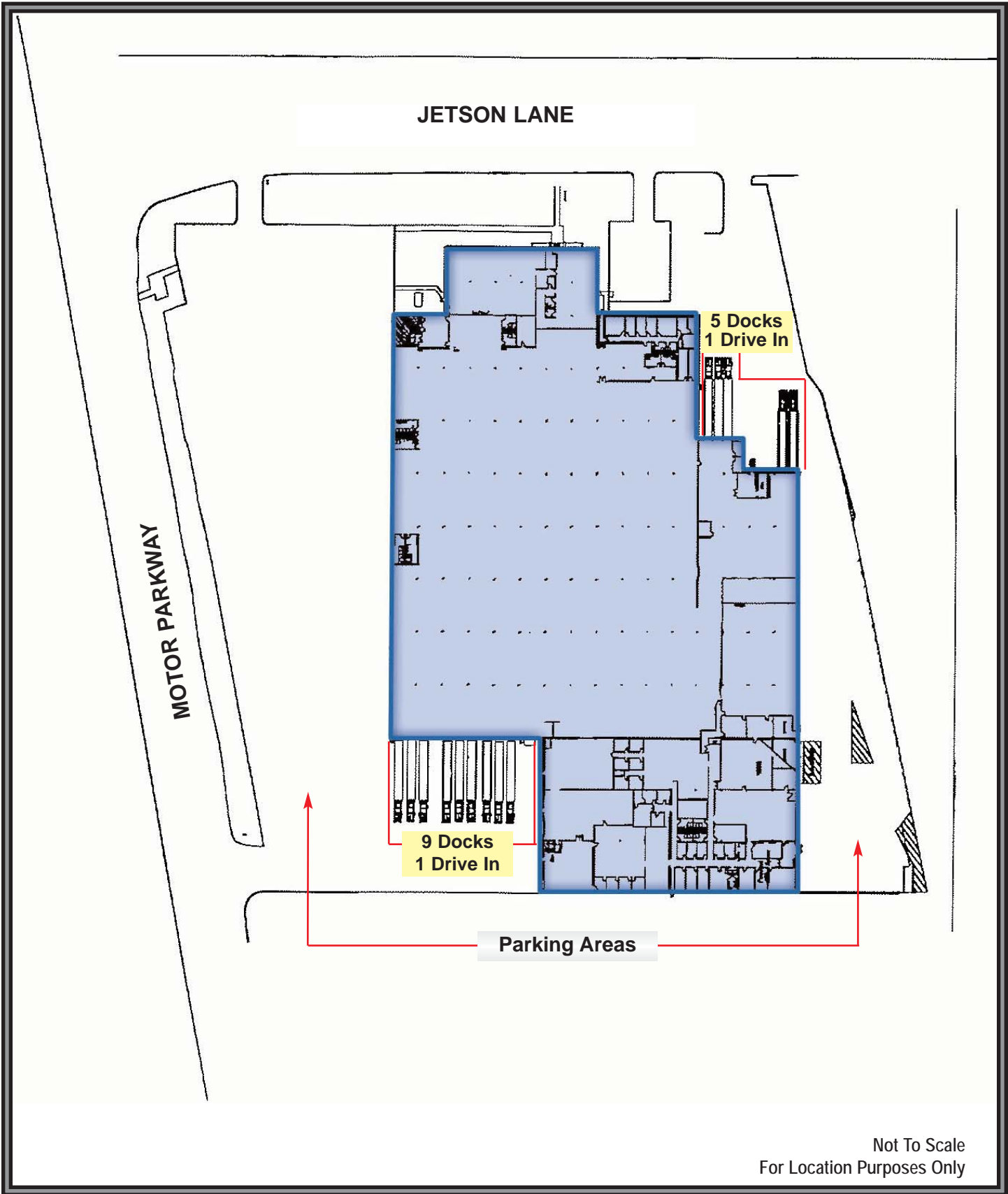
200 THIRTEENTH AVENUE
RONKONKOMA, NY 11779
T. 631.389.2900
F. 631.389.2920

www.suttonandedwards.com

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SITE PLAN:



Not To Scale
For Location Purposes Only

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