

**20,000 sq. ft. of Industrial/R&D Space For Lease**  
**48 Mall Dr, Commack**



**Specifications:**

<b>Building Size:</b>	<b>20,000 sq. ft.</b>
<b>Lot Size:</b>	<b>1.92 Acres</b>
<b>Office Space:</b>	<b>5,000 sq. ft.</b>
<b>R&amp;D Space:</b>	<b>10,000 sq. ft.</b>
<b>Ceiling Height:</b>	<b>16.0'</b>
<b>Loading:</b>	<b>1 Dock(s), 2 Drive-in(s)</b>
<b>A/C:</b>	<b>Partial A/</b>
<b>Parking:</b>	<b>87</b>
<b>Sewers:</b>	<b>Septic</b>

**Pricing and Timing:**

<b>Occupancy:</b>	<b>Immediately</b>
<b>Lease Price:</b>	<b>\$19.00/sq. ft. NNN</b>
<b>Taxes:</b>	<b>\$80,000.00 (\$4/sq. ft.)</b>

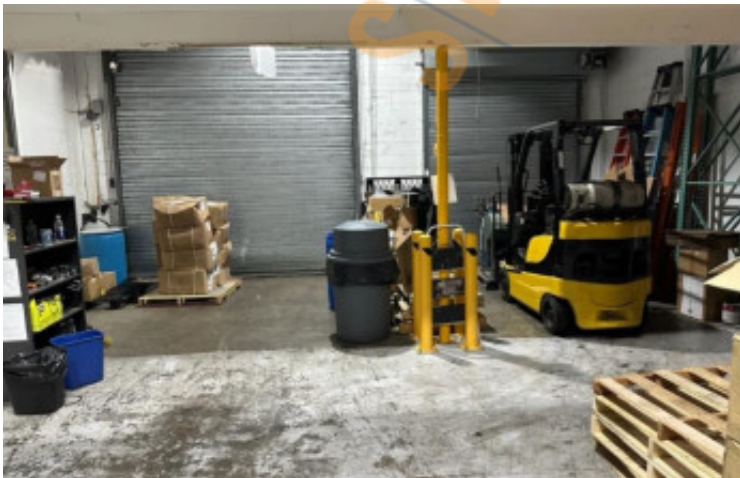
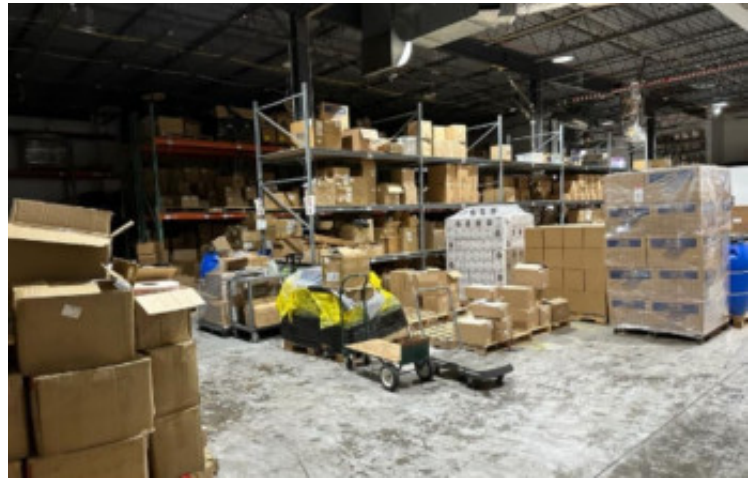
**Freestanding Building Situated In the Hi-Tech Hauppauge Industrial Park • Warehouse with Rack Shelving and Security Cages • Ability to convert to additional office, R&D, light manufacturing • Can provide furnished**

**For more information please contact: Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)**

All information is subject to errors, omissions, modification, and withdrawal.

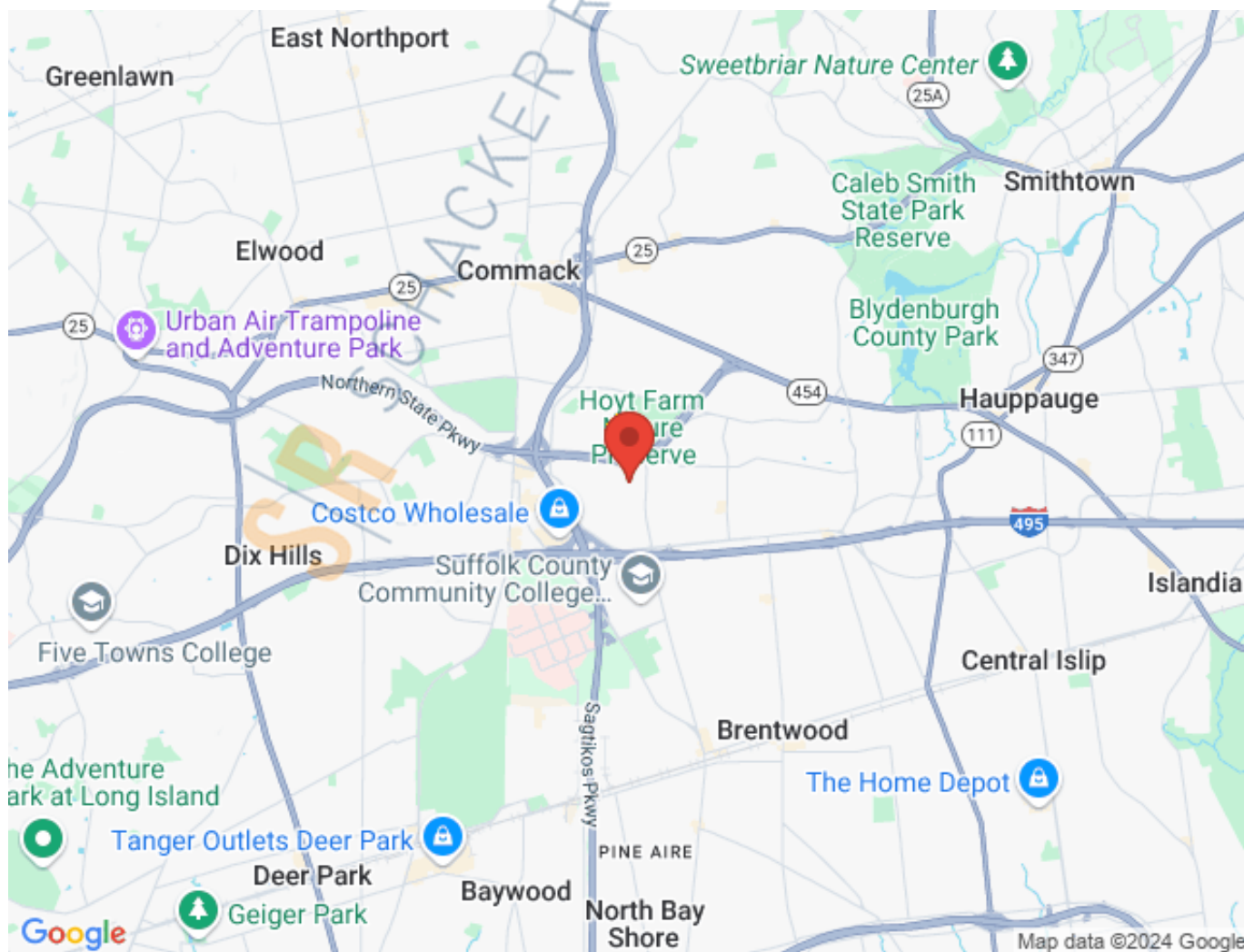
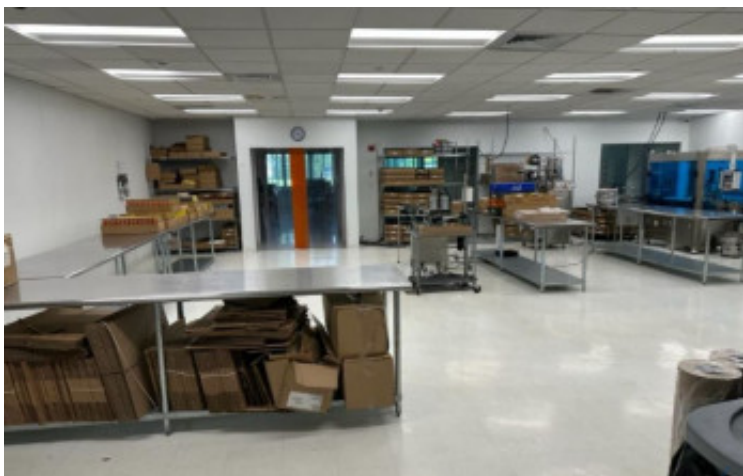
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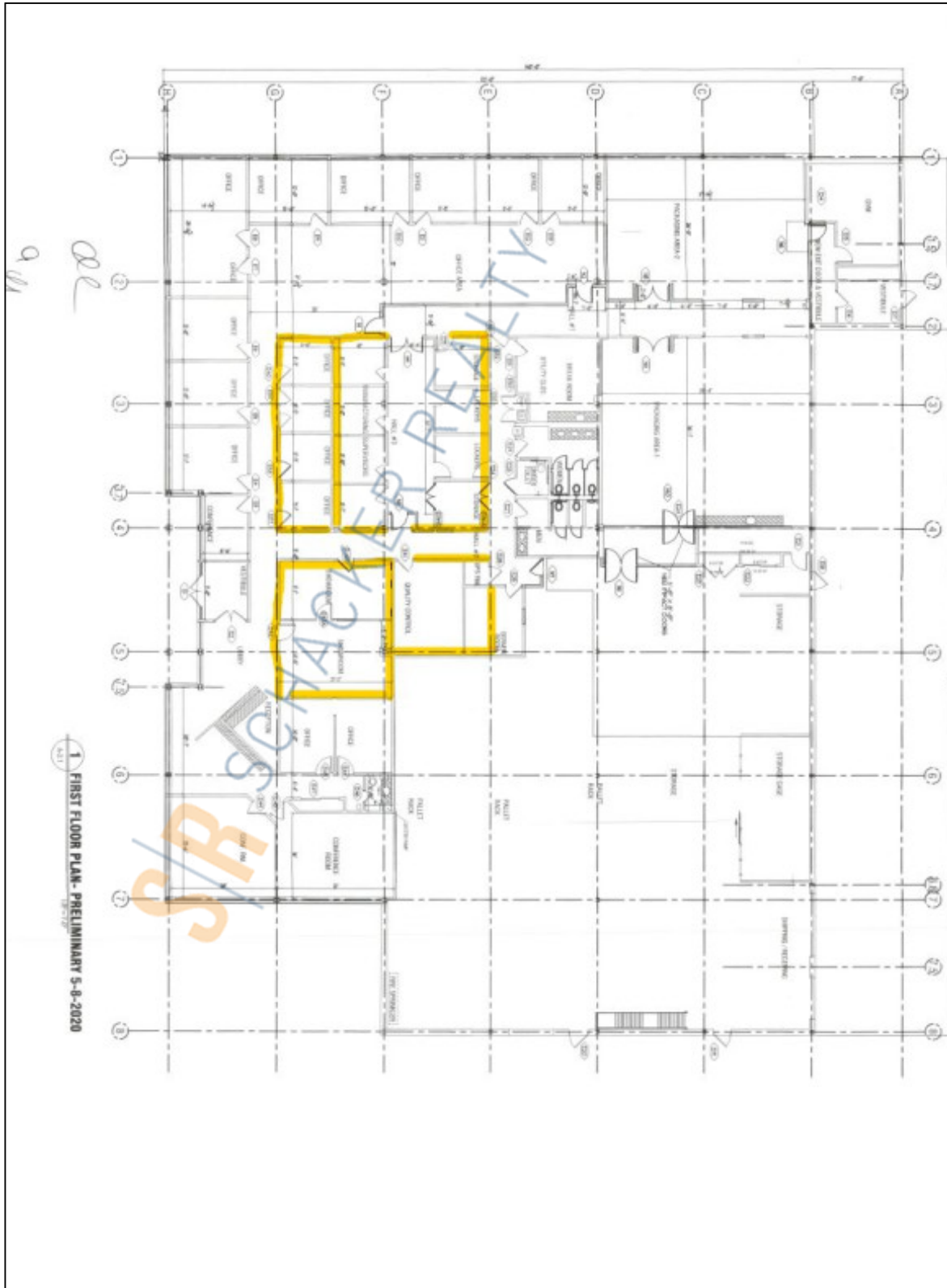
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