

# Industrial

# Exclusive Listing

# Lease

**600 Prime Place  
Hauppauge, NY 11788**

## Property Information

<b>Min Size:</b>	45,000
<b>Max Size:</b>	45,000
<b>GLA:</b>	45,000
<b>Sale Price:</b>	
<b>Lease Rate PSF:</b>	\$12
<b>Lease Type:</b>	NNN
<b>Electric PSF:</b>	
<b>CAM PSF:</b>	
<b>Possession:</b>	Immediate
<b>Office size:</b>	8000
<b>Floor:</b>	2
<b>Ceiling Hgt:</b>	26
<b>Fuel:</b>	Gas
<b>Sprinklered:</b>	1
<b>Power:</b>	1000
<b>Loading Docks:</b>	2
<b>Drive Ins:</b>	2
<b>Parking:</b>	Ample
<b>RE Taxes:</b>	
<b>Lot Size (Acres):</b>	2.69



### Zoning:

High Finish Corporate Headquarters office space on 2 floors Just off LIE at between Exits 55 and 56. Excellent warehouse space with 28' clear ceiling height, new lighting, sky lights. Can add additional Office space 18' Wide Drive In Doors

**For Information, please contact:** Edward Pidgeon (631)761-6888 Direct Dial Email [epidgeon@cbcli.com](mailto:epidgeon@cbcli.com)

1601 Veterans Memorial Highway, Ste 420, Islandia, NY 11749 631-232-4400 Tel 631-2132-2438 Fax www.cbcli.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. 50/50 commission split to co-broker on all CBCICS Exclusive Listings. Each office independently owned and operated.