

**Lease**
**Office**
**Exclusive Listing**

**Property Information**
**140 Adams Avenue, Hauppauge, NY 11788**

<b>Min Available SF:</b>	2,694	<b>Possession:</b>	Immediate	<b>Fuel:</b>	Gas
<b>Max Available SF:</b>	2,694	<b>Lot Size (Acres):</b>	5		
<b>Gross Building Area:</b>	48,700	<b>Parking:</b>	5:1		
<b>Lease Rate PSF:</b>	\$18.50	<b>Stories:</b>	1		
<b>Electric:</b>	\$3.25				
<b>Lease Type:</b>	Gross				

Prime first floor office space. Corner suite with high window to floor area. Attractive corporate office building. 5:1,000 SF Parking ratio.

Built in 1987, 140 Adams Avenue is a well established office property. The property is located heart of the Hauppauge Industrial Park, just off of the Long Island Expressway (Exit 55) on the corner of Adams and Wireless Blvd. It is in close proximity to Northern State Parkway and Veterans Memorial Highway. Restaurants and all other necessary services are nearby.

**For Information, please contact:** Mark Pawlitschek (631) 761-6889 Direct Dial Email [mpawlitschek@cbcli.com](mailto:mpawlitschek@cbcli.com)  
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1601 Veterans Memorial Highway, Ste 420  
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Alternate Photo



Site Plan

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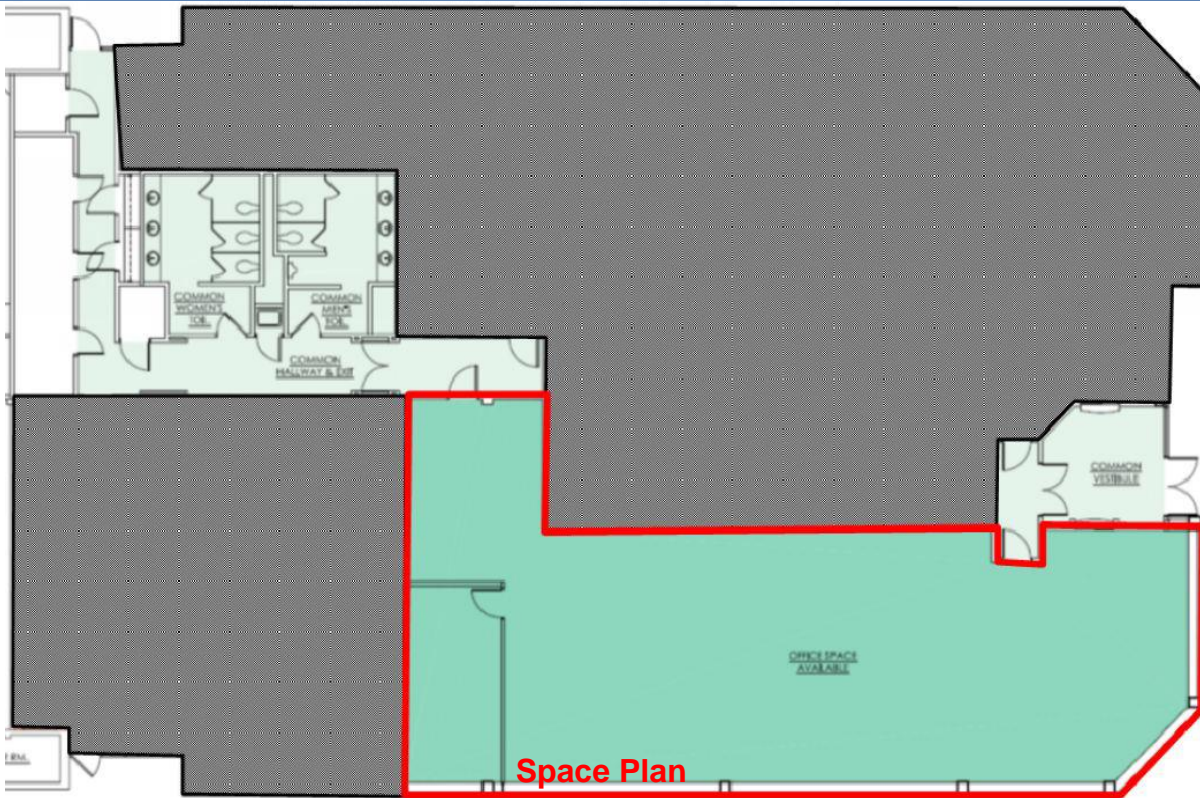
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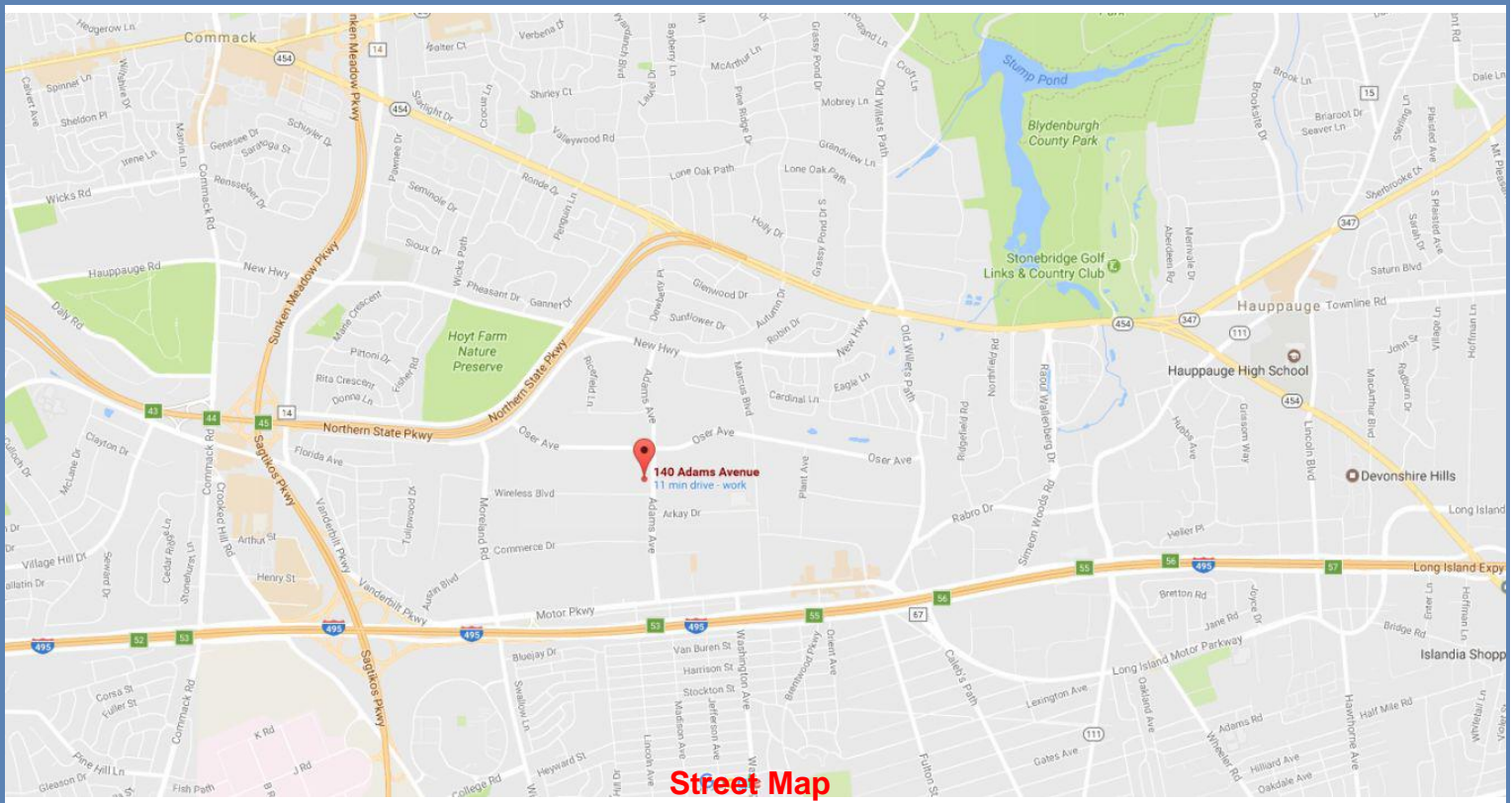
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Space Plan



Street Map

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