



**INDUSTRIAL
LEASING
OPPORTUNITY**

45 Ranick Road
Hauppauge

No warranty or representation, expressed 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.

GREINER-MALTZ

REAL ESTATE

Address: 45 Ranick Road, Hauppauge, NY 11788
Township: Town of Islip
Occupancy: February 2024
RE Taxes: \$193 PSF
Lease Price: Please Call

Highlights:

- Located in the Hauppauge Industrial Park.
- Directly adjacent to the Long Island Expressway (Exit 55).
- Property currently undergoing renovations that will feature the following:

Exterior:

- Newly paved and striped parking lot
- New loading dock packages

Interior:

- New LED lighting
- Warehouse floor, walls, and ceiling to be painted.
- Offices can be delivered white boxed or fully built out.

- The property features extra paved acreage for any ancillary parking/storage needs.
- 1 curb cut onto Ranick Road
- 1 curb Rabro Drive
- IDA tax incentives available for qualified tenants.

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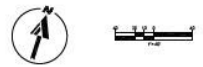
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BUILDING INFO:

Total Building Size:	125,147 SF
Office Size:	8,760 SF
Lot Size:	8.80 Acres
Ceiling Height:	22' Clear
Loading Docks:	12
Drive-Ins:	1
Power:	800 amps
Sprinkler:	Yes
Heat:	Gas
Car Parking:	48 Spaces

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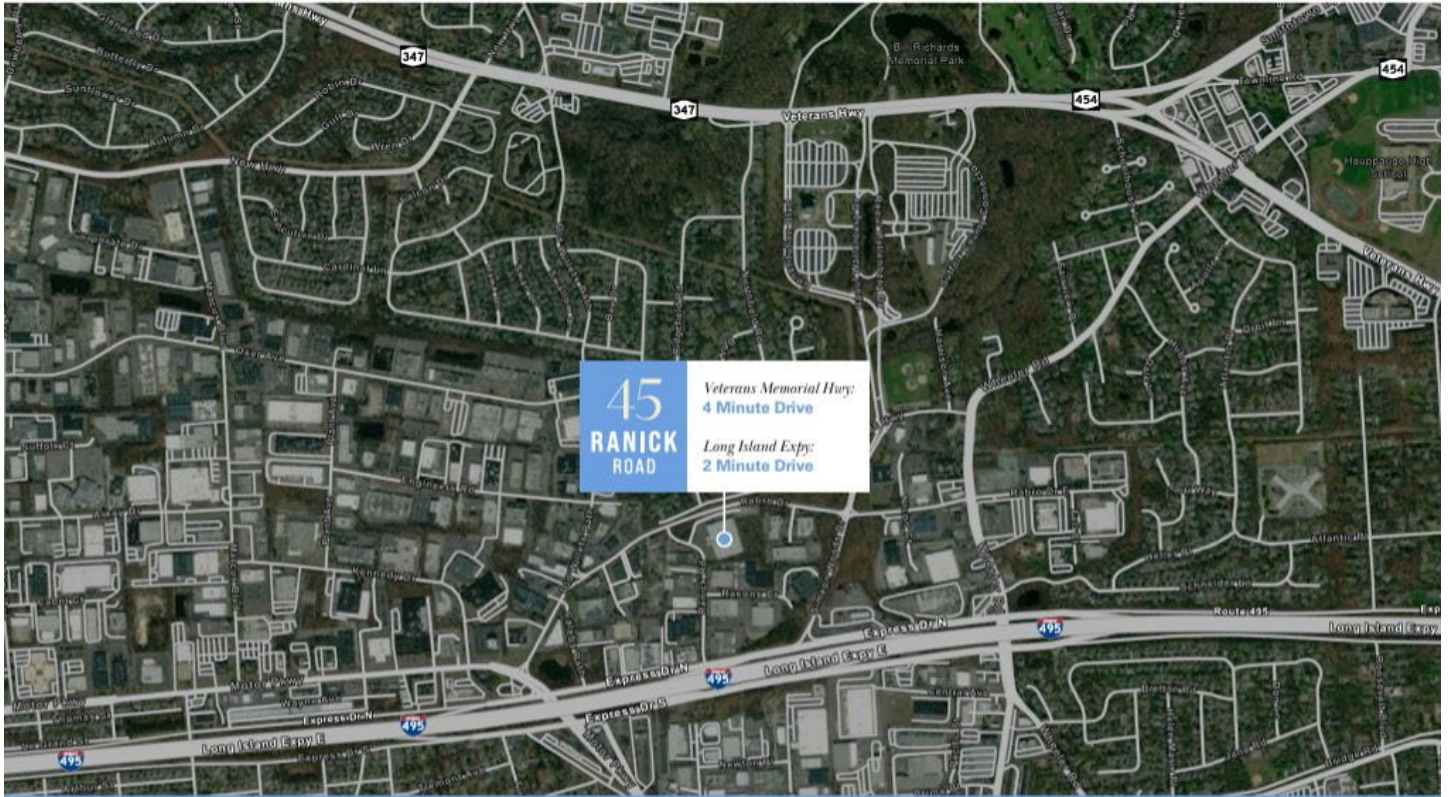
Site Plan:



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REAL ESTATE



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