



SimpleCiti

Hauppauge  
Industrial  
Park



## INDUSTRIAL SPACE AVAILABLE

- **AVAIL** 22,765 SFT @16 FEET HIGH-BAY WAREHOUSE
- **AVAIL** 27,000 SFT PAVED OUTDOOR STORAGE YARD
- **LEASED** 17,930 SFT @20 FEET HIGH-BAY WAREHOUSE

**In a 46,052 SFT, 2.5 Manicured Acre Building**



**135 OSER AVE, HAUPPAUGE, NY**



# SimpleCiti

135 OSER AVE, HAUPPAUGE, NY

Future Renovation Rendering

## 46,052 SF of Industrial Space

- **AVAIL** 22,765 SFT @16 FEET HIGH-BAY WAREHOUSE
- **AVAIL** 27,000 SFT PAVED OUTDOOR STORAGE YARD
- **LEASED** 17,930 SFT @20 FEET HIGH-BAY WAREHOUSE

## 135 Oser Ave

### HIGHLIGHTS >>

- Blue Chip Neighbors
- Clear Height 20'
- Warehouse Floor 6"
- Drive-In Bays 2
- Exterior Dock Doors 7
- Levelers 7
- Standard Parking Spot 60
- Manicured Tree-Lined Park-Like Street
- Most Prestigious Business Park On Long Island
- Major Natural Sunlight large Pane Windows - Lowers Electric bill.

### WAREHOUSE FACILITY FACTS

- Lot Size 3.50 AC
- Year Built 1985
- Construction Masonry
- Truck Court 75'
- Sprinkler System Wet
- Heating Oil (Fired)
- Power Amps: 800
- Zoning Industrial Warehouse





## EXECUTIVE SUMMARY

Tree Lined Lawns Tenanted with **Blue Chip National Tenants**. - Remaining availability can be divided which include 5K SF Office. Brand new large panel sun windows allow for drastic energy bill reduction as natural sunlight floods the warehouse. **27,000 SF** Paved Outdoor Yard for Storage also available to rent.

**7 Loading Docks, 2 Drive Ins**, More can be added.

Capital Improvement underway.

**1. NEW modern front facade.**

**2. Updated modern offices and systems.**

**-HAUPPAUGE ADDS PRESTIGE TO ANY BUSINESS.**

# ALL AVAILABLE SPACES

- ✓ **AVAIL** 22,765 SFT @16 FEET HIGH BAY WAREHOUSE
- ✓ **AVAIL** 27,000 SFT PAVED OUTDOOR STORAGE YARD
- ✓ **LEASED** 17,930 SFT @20F CLEAR HEIGHT BAYWAREHOUSE

**Location:**  
Hauppauge Industrial Park is the Park Avenue of Industrial Parks.



Info at SimpleCiti

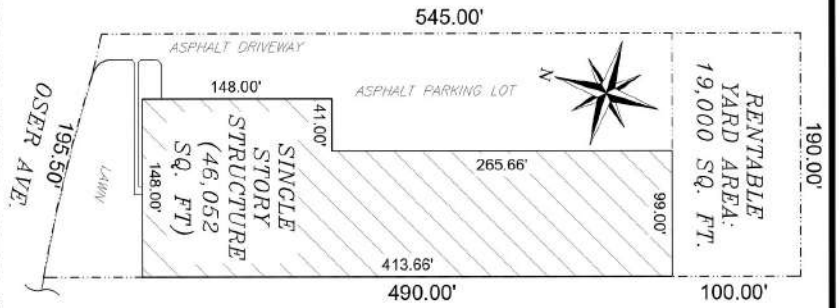
 **Call For Appointment**  
+1 516-464-5500

 [www.simpleciti.com](http://www.simpleciti.com)

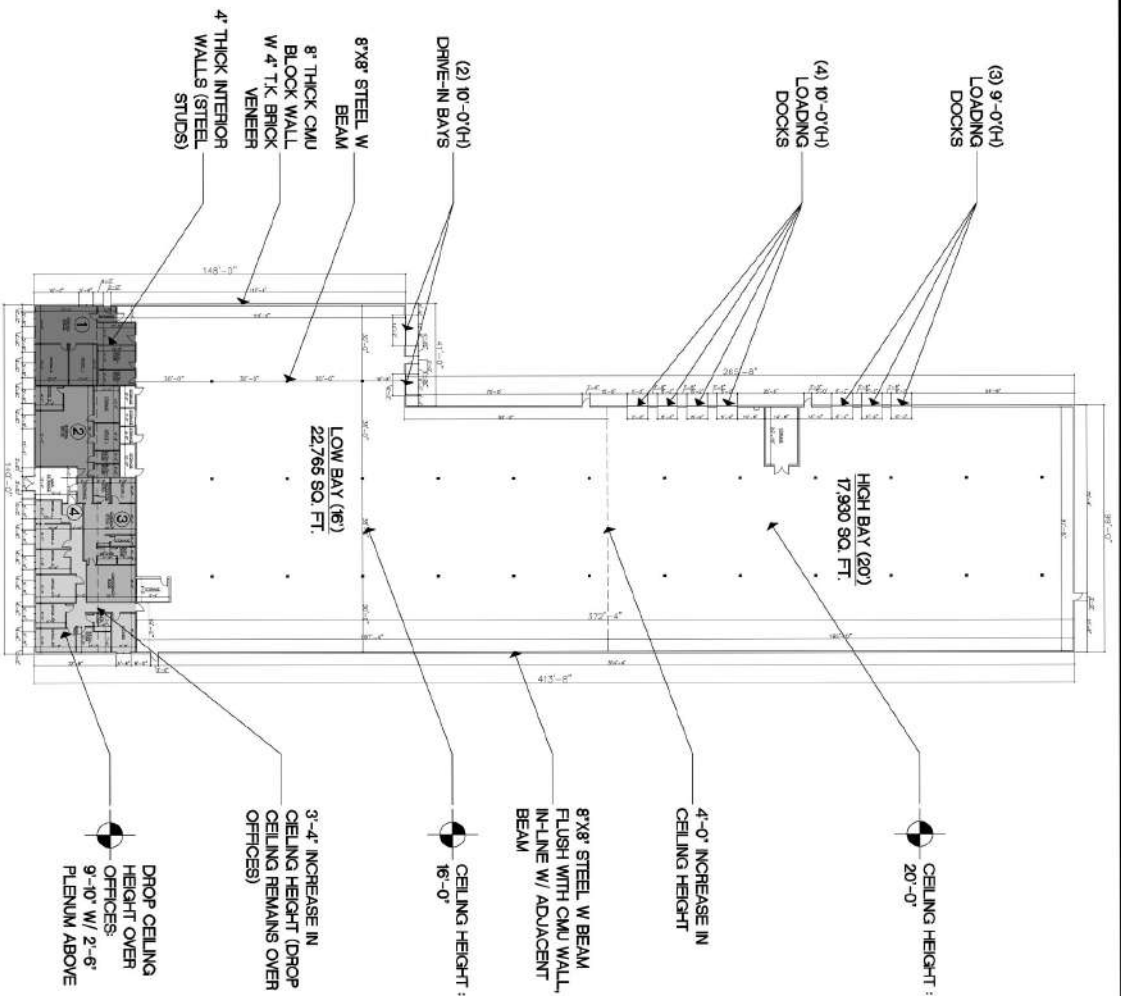


FLOOR AREA OF OFFICE SPACE #1:	1,195 SQ. FT.
FLOOR AREA OF OFFICE SPACE #2:	1,130.5 SQ. FT.
FLOOR AREA OF OFFICE SPACE #3:	1,020.5 SQ. FT.
FLOOR AREA OF OFFICE SPACE #4:	1,549.5 SQ. FT.
FLOOR AREA OF MAIN ENTRANCE:	217.5 SQ. FT.
FLOOR AREA - HIGH BAY (20'-0") :	17,930 SQ. FT.
FLOOR AREA - LOW BAY (16'-0") :	22,765 SQ. FT.
FLOOR AREA OF WAREHOUSE:	40,695 SQ. FT.
TOTAL FLOOR AREA:	46,052 SQ. FT.

135 OSER AVENUE - SITE PLAN  
SCALE: N.T.S.



135 OSER AVENUE - FLOOR PLAN  
SCALE: 1/32" = 1'-0"



# 135 OSER AVENUE

HAUPPAUGE, NY 11788

OWNER

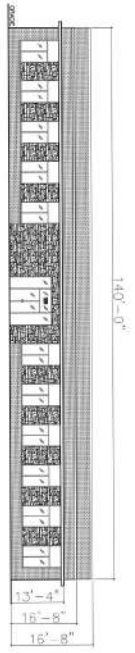
**SimpleCiti**  
145 COMMUNIPACK PI, BELLEVILLE  
GREAT NECK, NY 11021  
(516) 268-6445

ARCHITECT

**First Class Architecture**  
145 COMMUNIPACK PI, BELLEVILLE  
BELLEVILLE VILLAGE, NY 11001  
(516) 384-0295

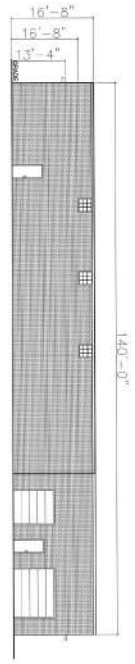
DATE: 10/29/23  
SCALE: AS SHOWN  
JOB NO.: 2023-104  
TITLE: LEAD DURING DRAWING

L.O.D.



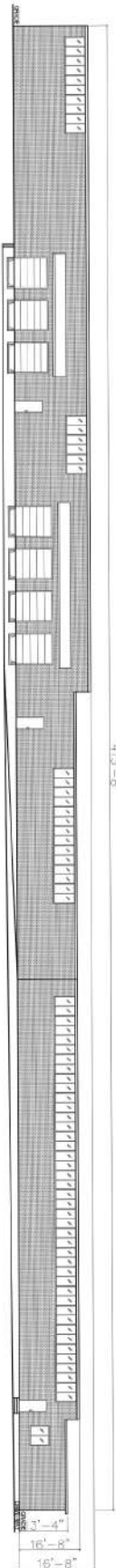
**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



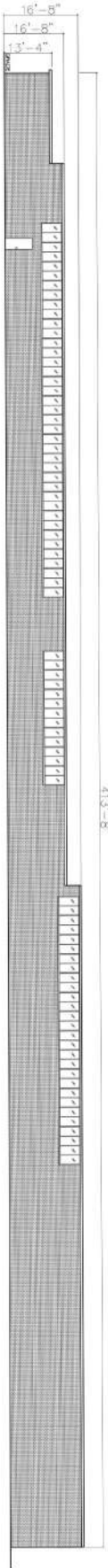
**REAR ELEVATION**

SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**

SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**

SCALE: 1/8" = 1'-0"

**135 OSER AVENUE**  
HAUPPAUGE, NY 11788

**SimpleCiti**  
47 TRANSWORLD ROAD  
GREAT NECK, NY 11041  
(516) 298-6445

**First Class Architecture**

DATE: 09/26/23  
SCALE: AS NOTED  
TYPED BY: ELEVATION  
TITLE: ELEVATION

L.O.D.

# SimpleCiti

**CONTACT US**



**Call For Appointment**

+1 516-464-5500



**info@simpleciti.com**