

For Sale ~ Industrial Building

45 Hoffman Ave

Hauppauge, NY 11788

**METRO**  
REALTY SERVICES LLC

**Price Change**



Building Size: 15,000 sf  
Lot Size: .92 acres  
Offices: 2,200 sf  
Ceiling Height: 16' clear  
Drive-ins: 1  
Docks: 1 } combination  
Heat: Gas  
Power: 600 amps  
Sprinklers: Yes

**Sale Price: \$1,875,000**  
Taxes: \$29,767.38 per year

**Comments:**

- ◆ Located off Exit 55 L.I.E. at corner of Hoffman Ave & Newton Ln
- ◆ Parking for 36 cars
- ◆ Racking could be made available
- ◆ Zoned Light Industrial Town of Islip

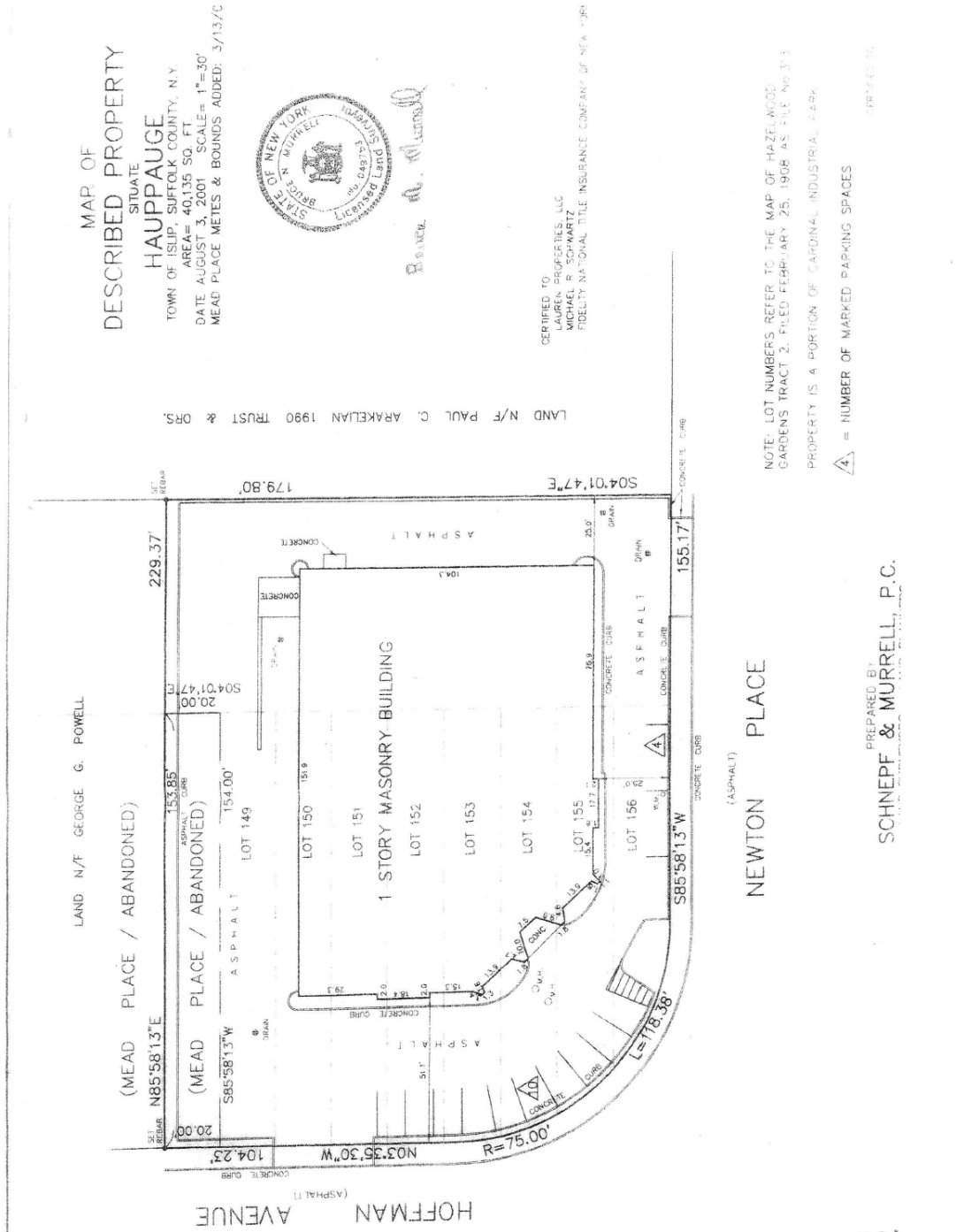
For further information or to arrange an inspection of this property please contact "Exclusive Agent":

**Jeremy D. Hackett, Licensed Real Estate Broker**  
**Managing Partner**  
**Direct: (631) 391-6359**  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

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