

A CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** EXCLUSIVE LISTING

# 45 AUSTIN BOULEVARD

COMMACK, NEW YORK

13,825 SF INDUSTRIAL WAREHOUSE FACILITY | FOR SUBLEASE



CUSHMAN &  
WAKEFIELD



# PROPERTY OVERVIEW

<b>BUILDING SIZE:</b>	<b>± 13,825 SF</b>
<b>OFFICE SPACE:</b>	<b>± 2,000 SF</b>
<b>PLOT SIZE:</b>	<b>± 1.00 AC</b>
<b>CEILING HEIGHT:</b>	<b>17' Clear</b>
<b>LOADING DOCKS:</b>	<b>1 Dock</b>
<b>DRIVE-INS:</b>	<b>1 Drive-In</b>
<b>PARKING:</b>	<b>33 Spaces</b>
<b>POWER:</b>	<b>800 Amps</b>
<b>HEAT:</b>	<b>Gas</b>
<b>OCCUPANCY:</b>	<b>April 2025</b>
<b>REAL ESTATE TAXES:</b>	<b>\$2.28 PSF</b>
<b>SUBLEASE PRICE:</b>	<b>\$16.50 PSF Net</b>

## PROPERTY HIGHLIGHTS

- Located 0.1 Miles from the Long Island Expressway
- Excellent ceiling height
- Unique and desirable size range for the Hauppauge Industrial park
- Two and a half years remaining on sublease term
- New roof recently installed

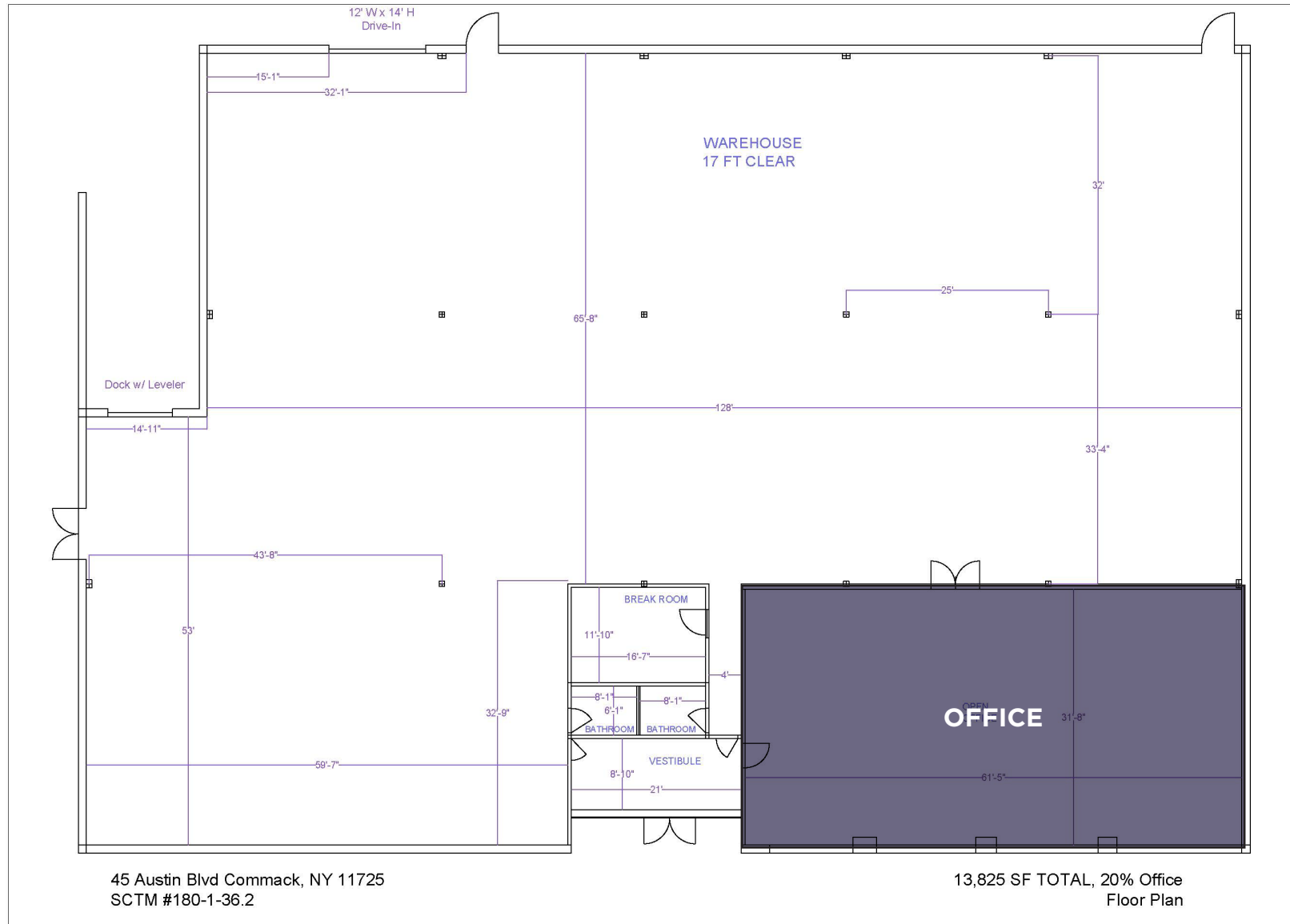




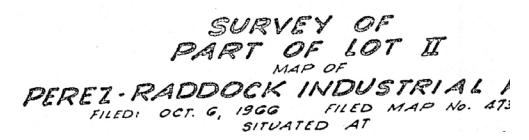




# FLOOR PLAN



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# INDUSTRIAL WAREHOUSE FACILITY FOR SUBLEASE

45 AUSTIN BOULEVARD  
COMACK, NY



FOR MORE INFORMATION,  
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