



For Sale

Boutique commercial building

140 Fell Court, Hauppauge, NY

Executive summary

Jones Lang LaSalle has been retained on an exclusive basis to arrange for the sale of 140 Fell Court, Hauppauge NY.

The subject property is a 47,831 SF multi-tenanted office building located on the end of a quiet cul-de-sac in one the regions most established commercial districts.

The site is accessible from the Northern State Parkway, Veterans Memorial Highway, the Long Island Expressway (Exit 56) and surrounded by area amenities including many restaurants, hotels and quick serve retail.

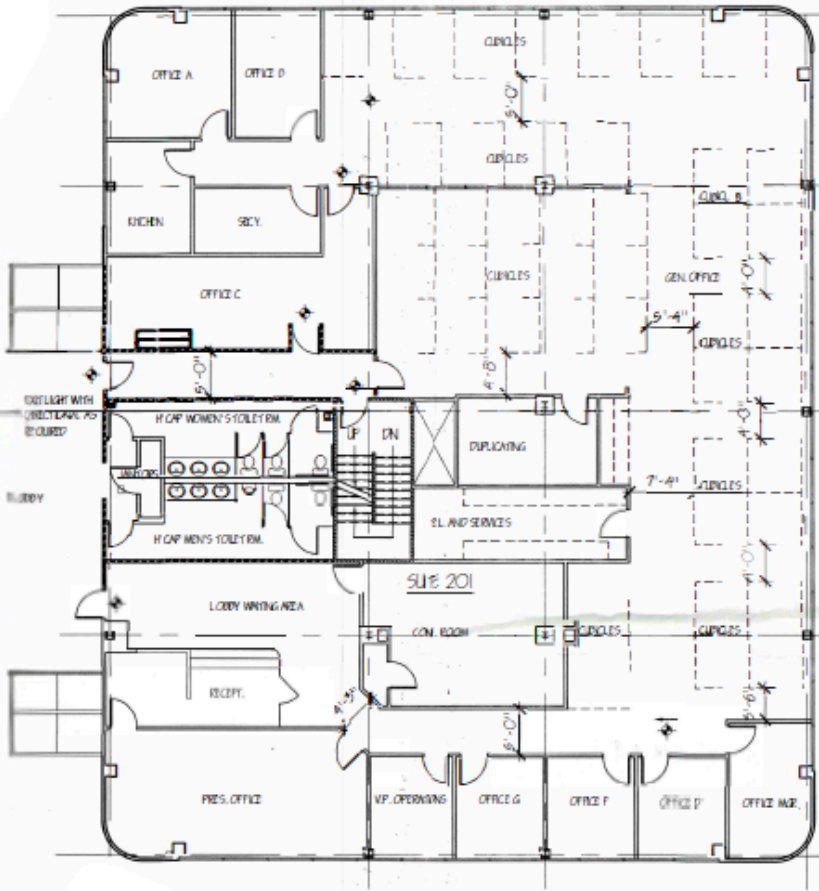
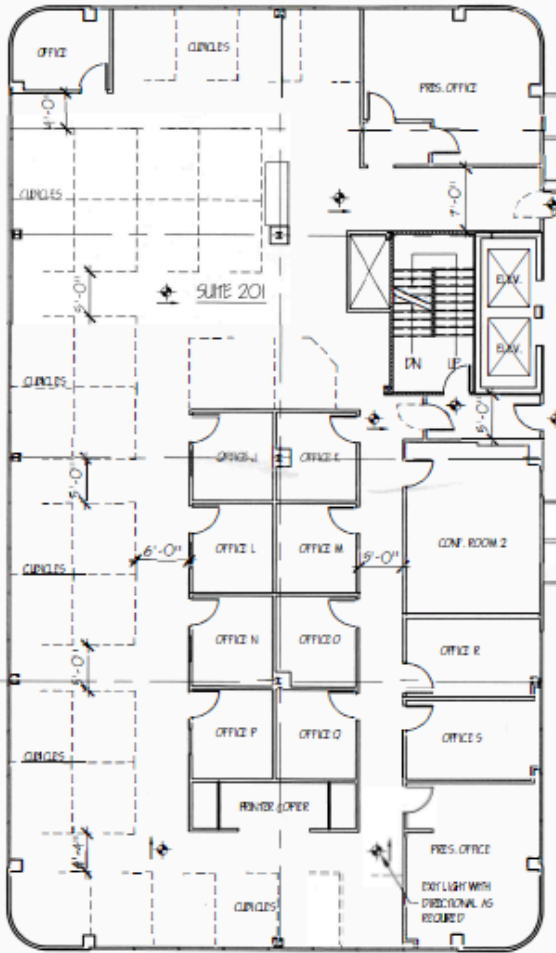
The property consists of tenants on short terms leases, providing investors flexibility to reposition the asset and realize upside value. The asset also presents a headquarter opportunity for corporate occupiers as the second floor is currently occupied by a full floor tenant with a lease expiring in the short term.

Property specifications

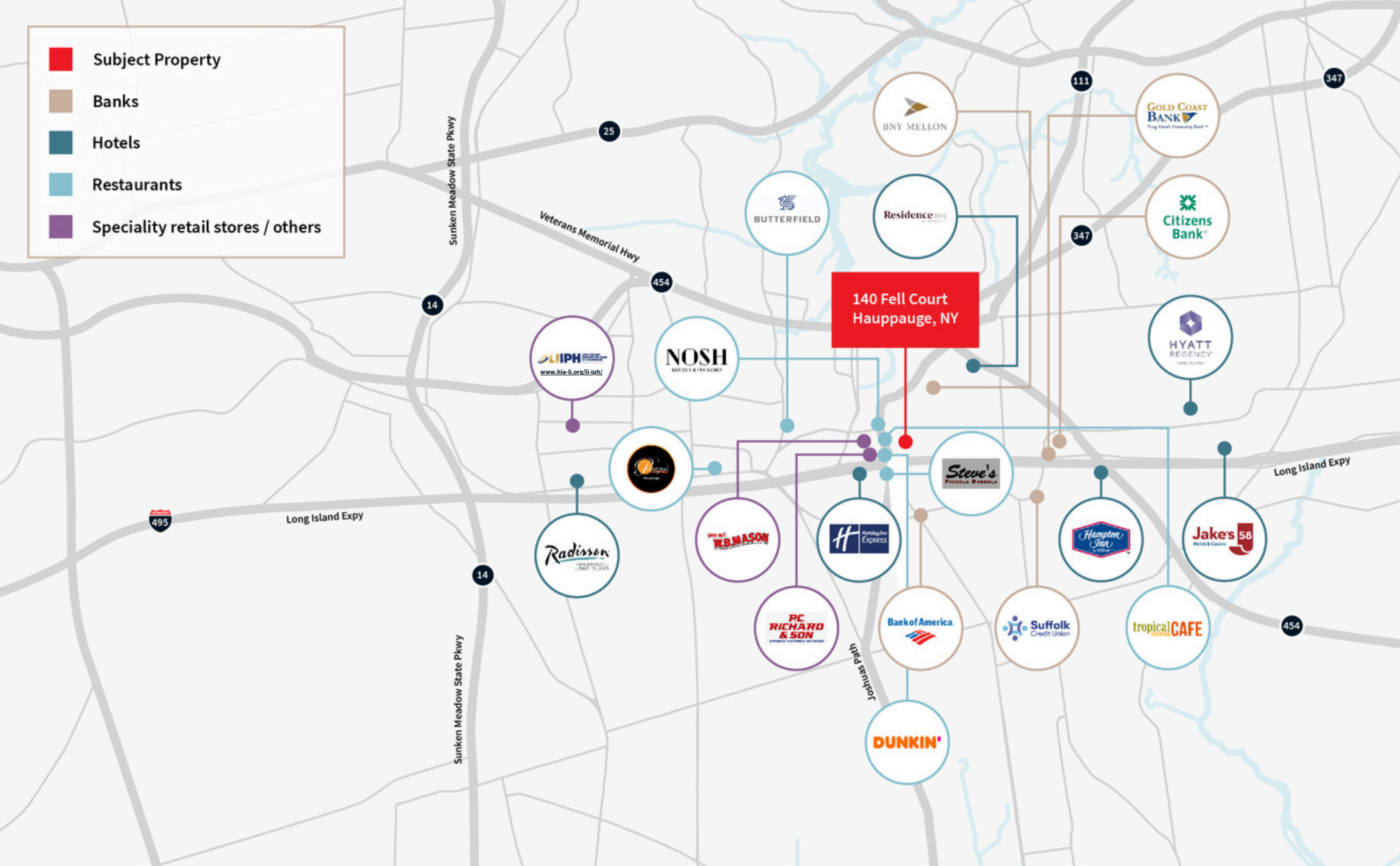
Building size	47,831 SF 3 stories with 11, 875 SF finished lower level
Lot size	2.4 acres
Zoning	Industrial 1 District Islip Township
District, section, block & lot	024.00-01.00-018.021
Real estate taxes	\$180,000 per annum
Parking	200 surface spaces
Asking price	Upon request



Second floor plan



- Subject Property
- Banks
- Hotels
- Restaurants
- Speciality retail stores / others



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