



For sale or lease

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 or lease 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.

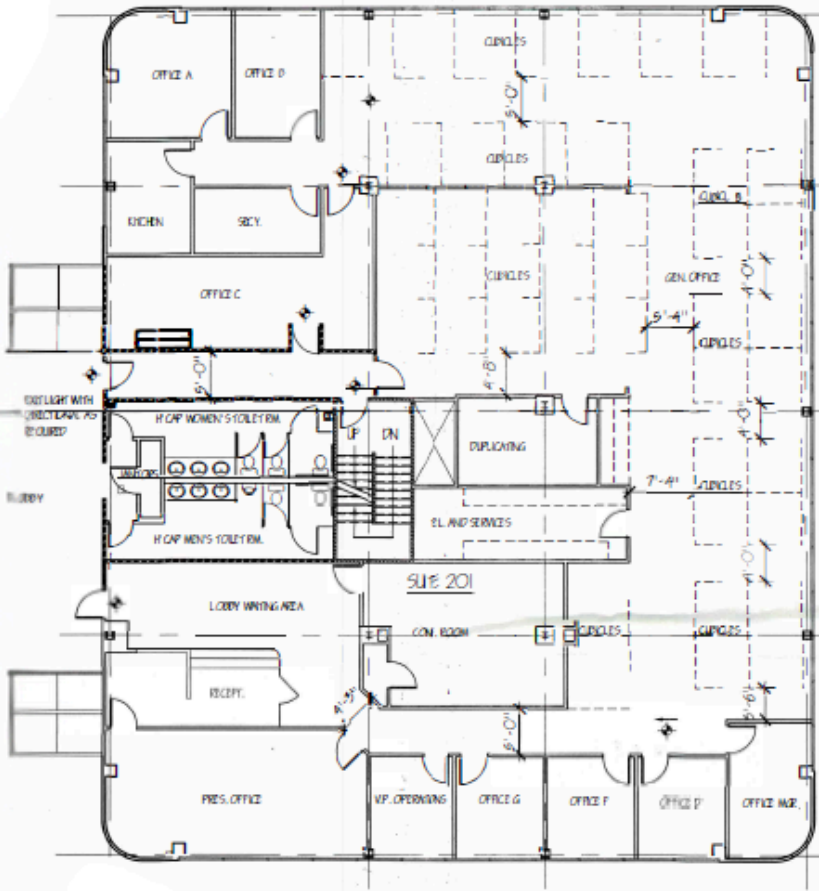
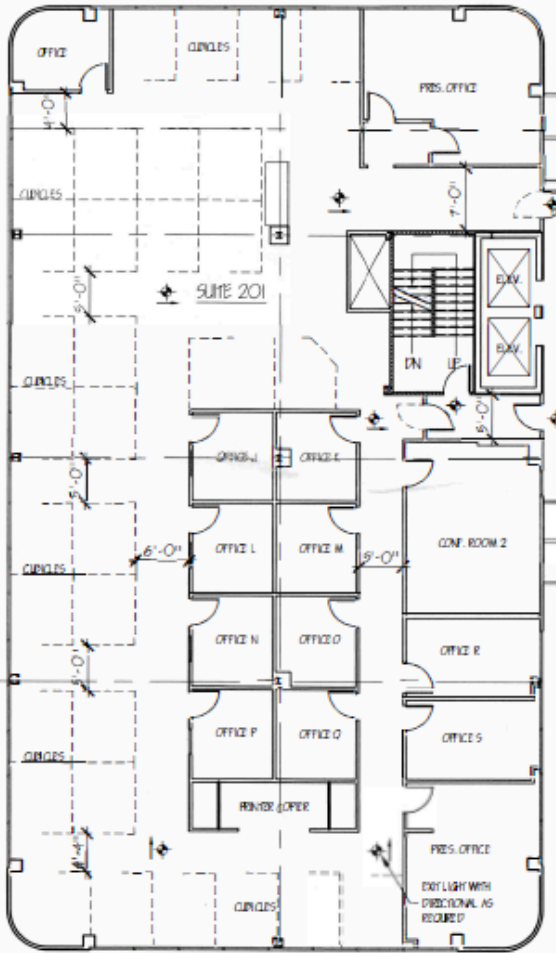
The property consists of tenants on short terms leases, providing investors flexibility to reposition the asset and realize upside value. The asset also presents a headquarter opportunity for corporate occupiers as the second floor is currently occupied by a full floor tenant with a lease expiring in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

Property specifications

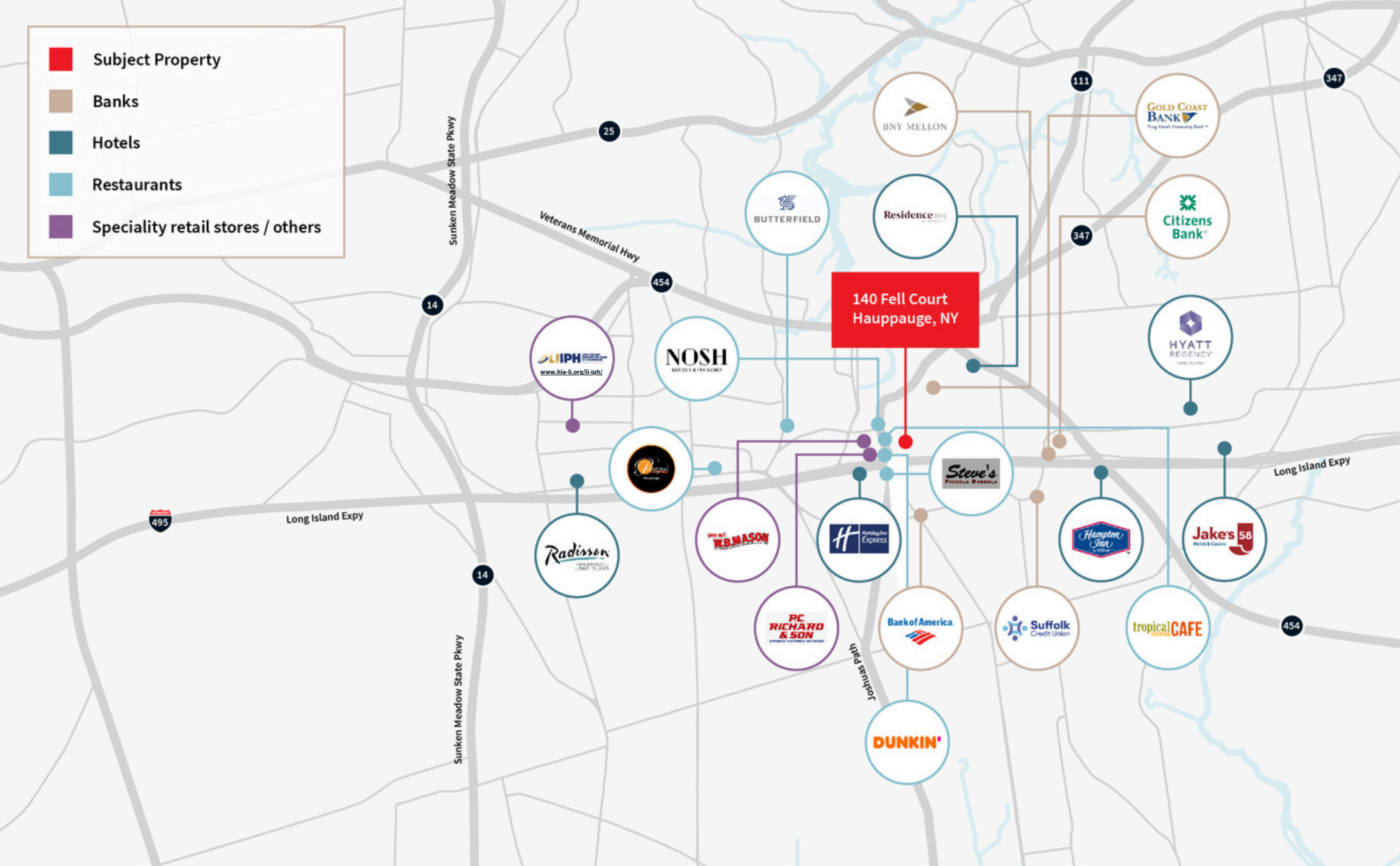
Building size	47,831 SF 3 stories with 11, 875 SF finished lower level	
Lot size	2.4 acres	
Availability	3rd Floor: <ul style="list-style-type: none">• Suite 300 – 2,738 SF *• Suite 301 – 1,905 SF *• Suite 304 – 2,177 SF *Can be combined	2nd Floor: <ul style="list-style-type: none">• Suite 201 – 17,255 SF Additional occupiable space available in Lower Level per C of O.
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 / rental rate	Upon request	



Second floor plan



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



Ray Ruiz
 Managing Director
ray.ruiz@jll.com
 + 1 631 962 2890

Marianne Dugan
 Vice President
marianne.dugan@jll.com
 +1 631 962 2891

John A. Nielsen
 Vice President
johna.nielsen@jll.com
 +1 631 962 7382