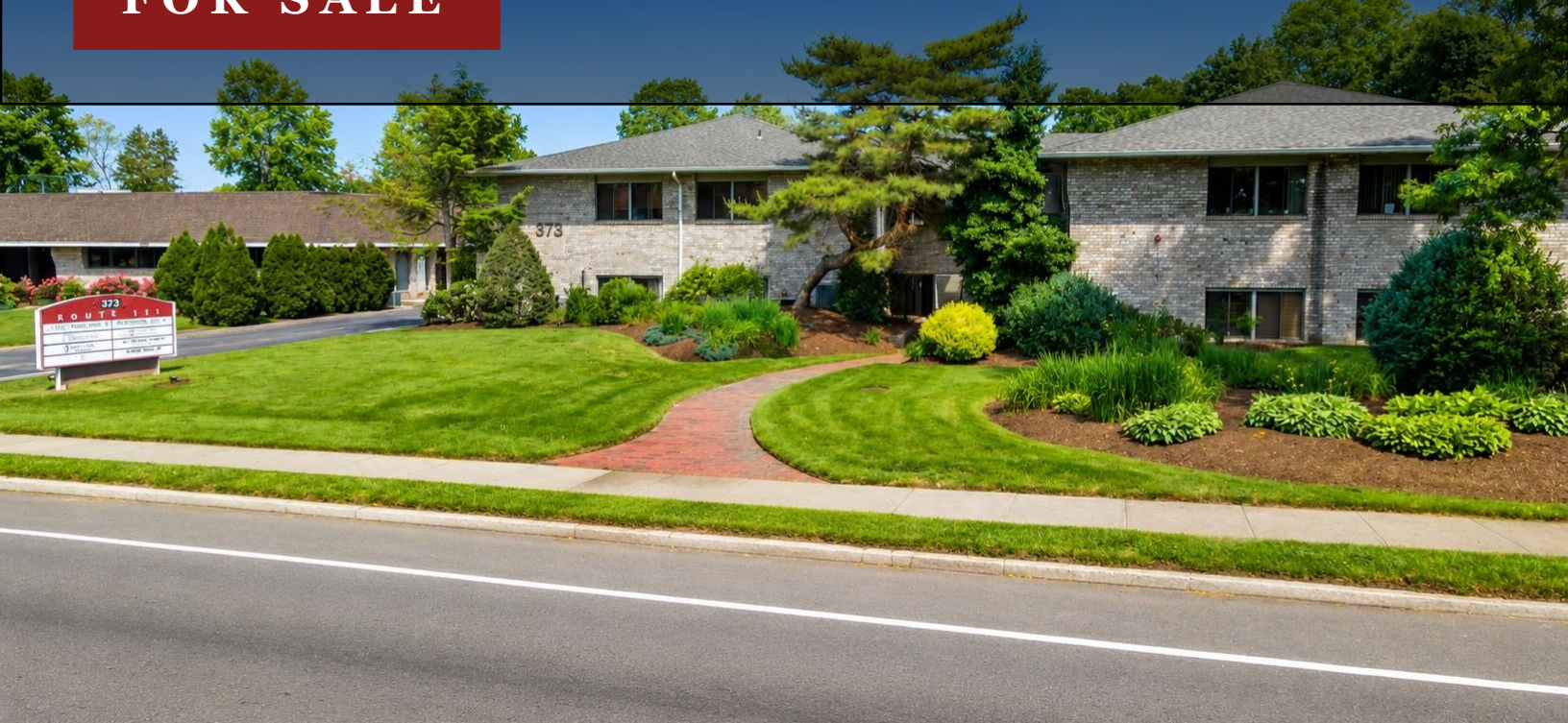


FOR SALE



373 Hauppauge Road

SMITHTOWN, NY 11787 | NY ROUTE 111 | MULTI-TENANT OFFICE INVESTMENT

BUILDING SIZE

17,000

SF

LOT SIZE

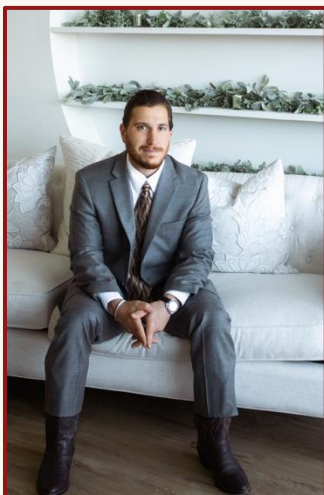
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ACRES

ASKING PRICE

INQUIRE

UPON REQUEST



PRESENTED BY

Richard Pino

Licensed Real Estate Broker · Lic #10491208901



P (631) 406-6801

E rpino@rrcrg.com

W rrcommercialrealtygroup.com

PROPERTY OVERVIEW

373 Hauppauge Road (Route 111) · Smithtown, NY



PROPERTY DETAILS

| | |
|---------------------|---------------------------|
| Total Building Size | 17,000 SF |
| Lot Size | 1.1 Acres |
| Building Type | Office |
| Stories | 2 |
| Building Class | B |
| Year Built | 1986 |
| Tenancy | Multi-Tenant |
| Construction | Masonry |
| Parking | 88 Surface (7.0/1,000 SF) |
| Sprinklers | Yes |
| Submarket | Western Suffolk Office |
| Asking Price | Inquire for Price |

PROPERTY HIGHLIGHTS

01

FULLY LEASED, INCOME IN PLACE

Multi-tenant building reporting 0% vacancy, well under the ~7% submarket. Stabilized cash flow from day one; rent roll on request.

02

ROUTE 111 EXPOSURE & PARKING

On Smithtown's Route 111 corridor in Western Suffolk's established office market, with 88 surface spaces (7.0/1,000 SF) strong suburban parking.

03

SOLID INVESTMENT FUNDAMENTALS

17,000 SF Class B masonry, two stories on 1.1 acres, fully sprinklered. Financials and rent roll available upon request.

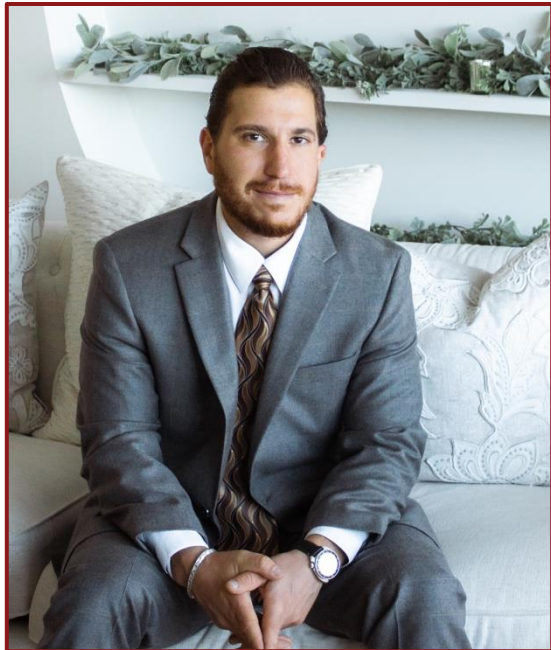
THE OPPORTUNITY

A 17,000 SF multi-tenant office investment on Smithtown's Route 111 corridor — currently fully leased, sprinklered, and well-parked with 88 surface spaces on 1.1 acres. A stabilized, income-in-place asset in Western Suffolk's established office submarket. Rent roll, financials, and pricing guidance furnished upon request.

SCHEDULE A TOUR · REQUEST OM · (631) 406-6801 · RPINO@RRCRG.COM

ABOUT THE BROKER

R & R Commercial Realty Group



RICHARD PINO

Founder · Licensed Real Estate Broker

NY License #10491208901

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AREAS OF EXPERTISE

Investment Sales Mixed-Use & Multifamily Retail & Office Leasing 1031 Exchange Advisory

“

At R & R Commercial Realty Group, we focus on creating real value for property owners. We work hands-on with every client, combining market knowledge, aggressive marketing, and disciplined execution to maximize pricing and certainty of close.

— RICHARD PINO, FOUNDER

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