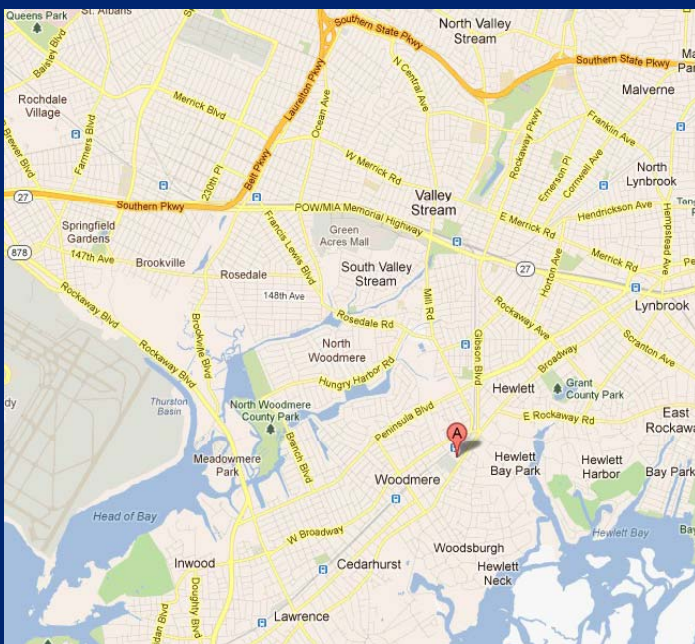


**Industrial Building Available For Sale or Lease**  
**1150 Broadway, Hewlett, NY**

*50,000 sq. ft.*



**Building Specs:**

- Lot Size:** 1.12 Acres
- Offices:** 10,000 sq. ft.
- Ceiling Ht:** 20'
- Loading:** 2 Loading Docks
- Power:** 800 Amps
- Heat:** Gas
- Parking:** 35 Cars
- Annual Taxes:** \$165,607 (2010-11)  
(*\$3.31/sq. ft.*)
- Sale Price:** \$4,500,000  
(*\$90.00/sq. ft.*)
- Lease Price:** \$12.00/sq. ft.  
(*includes base year taxes*)

**For more information please contact:**

Schacker Real Estate Corp. 631-293-3700

info@schackerrealty.com

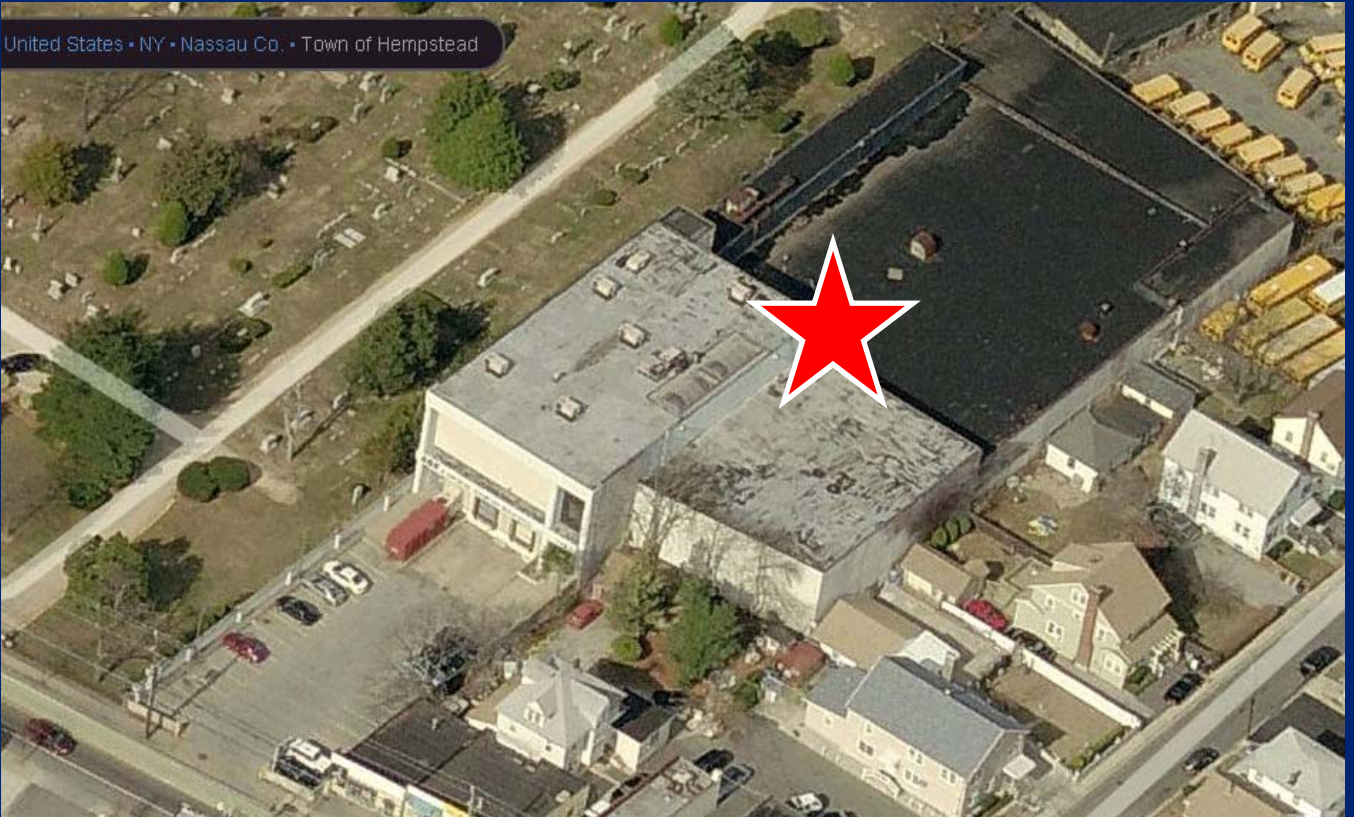
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United States • NY • Nassau Co. • Town of Hempstead



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