

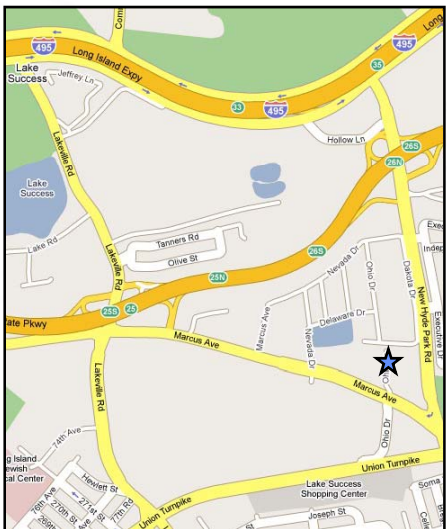


# 26,000 sq. ft. Industrial/R&D Building For Sale or Lease

## 2200 Marcus Avenue, New Hyde Park, NY



<b>Lot Size:</b>	1.52 Acres
<b>Office Space:</b>	6,000 sq. ft.
<b>Ceiling Height:</b>	14'
<b>Loading:</b>	3 Drive-ins
<b>Power:</b>	2,400 Amps
<b>A/C:</b>	Full
<b>Heat:</b>	Gas
<b>Parking:</b>	Ample
<b>Annual Taxes:</b>	\$115,000 <i>(\$4.42/sq. ft.)</i>



<b>Sale Price:</b>	\$3,475,000 <i>(\$133.65/sq. ft.)</i>
<b>Lease Price:</b>	\$12.00/sq. ft. <i>(does not include base year taxes)</i>

**Contact: Schacker Realty 631-293-3700**

*All information is subject to errors, omissions, modification, and withdrawal.*

*Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

Schacker Real Estate Corp.

www.schackerrealty.com