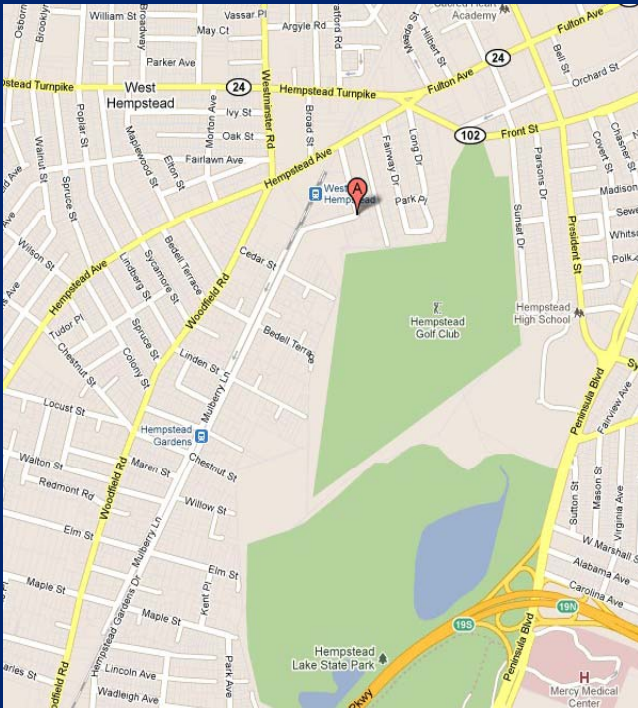


Industrial Building Available For Sale **25,465 sq. ft.**
25 Hempstead Gardens Drive, West Hempstead, NY



Land Area:	1.17 Acres
Office Space:	30%
Ceiling Ht:	15'
Loading:	3 Loading Docks 2 Drive-ins
Power:	400 Amps
Sewers:	Yes
Sprinklers:	Yes
Heat:	Gas
Parking:	Ample
Zoning:	Industrial
Annual Taxes:	\$3.26/sq. ft.
Lease Price:	\$6.00/sq. ft. <i>(does not include taxes)</i>
Sale price:	\$1,449,000 <i>(\$56.90/sq. ft.)</i>

Close to LIRR (West Hempstead)
Seller Financing Available

For more information please contact:

Schacker Real Estate Corp. 631-293-3700
 info@schackerrealty.com

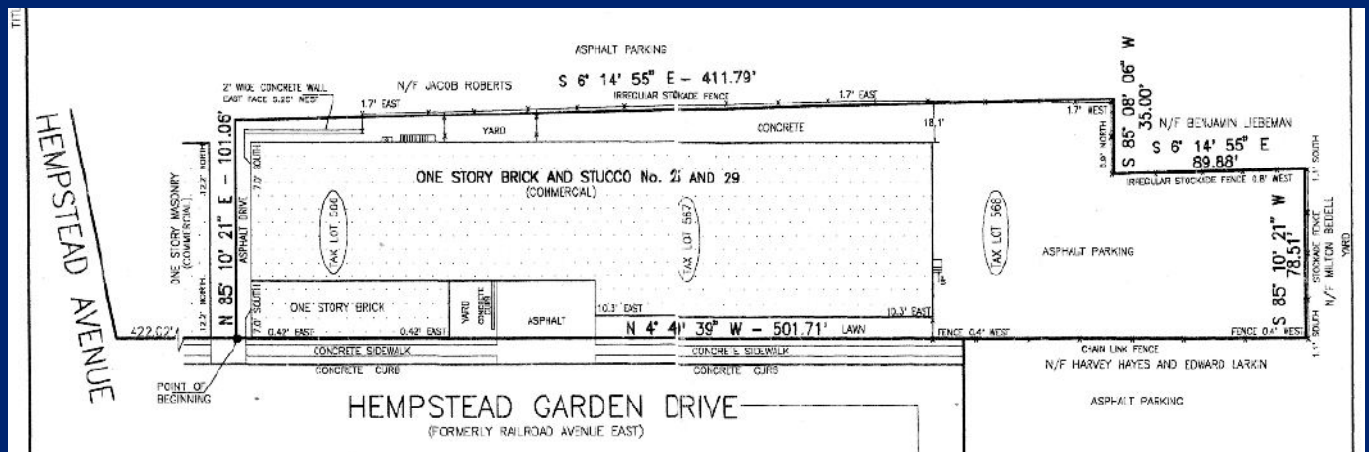
All information is subject to errors, omissions, modification, and withdrawal.

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

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