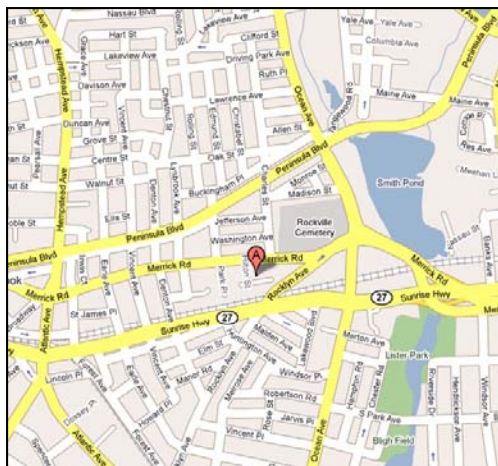




Schacker Real Estate Corp.

www.schackerrealty.com

## 14,962 sq. ft. Building For Sale or Lease 25 Hutcheson Place, Lynbrook, NY



Warehouse: 5,800 sq. ft.  
Office : 5,800 sq. ft.

Ceiling Ht: 16'

Loading: 1 Dock  
1 Drive-in

Power: 600 Amps

Sprinklers: Yes

A/C: Yes

Heat: Gas

Parking: +/- 18 cars

Taxes: \$4.50/sq. ft.

Sale price: \$1,899,000  
(\$126.92/sq. ft.)

Lease Price: \$12.00/sq. ft.  
(includes base year taxes)

New roof, new heat & A/C,  
new sprinkler system

**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.*