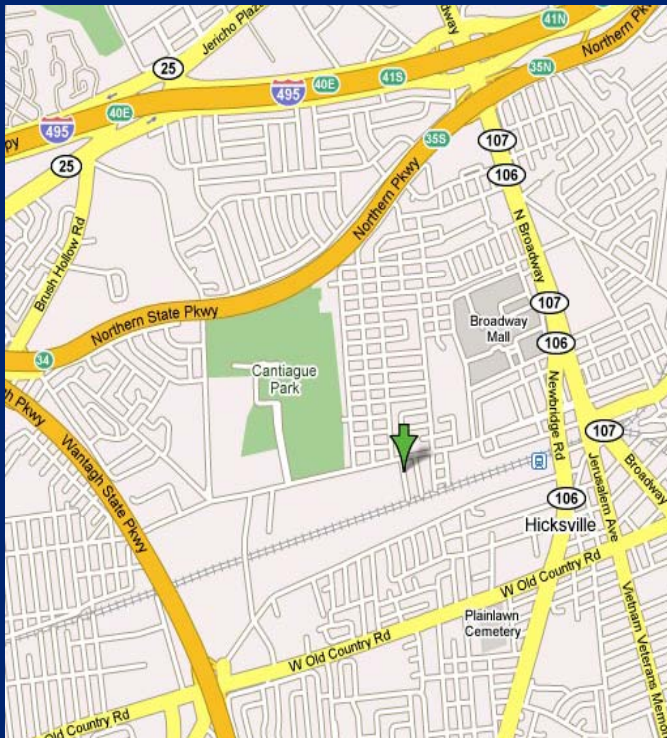


## Industrial Building Available For Lease

35 Engel Street, Hicksville, NY

120,283 sq. ft.



<b>Land Area:</b>	4.71 Acres
<b>Office Space:</b>	11,300 sq. ft. total 2,300 sq. ft. ground level 9,000 sq. ft. second level
<b>Ceiling Ht:</b>	24' in ±80,000 22' in ±10,000
<b>Column Span:</b>	50' x 30'
<b>Loading:</b>	15 Loading Docks 3 Drive-in doors
<b>Power:</b>	1,200 Amps
<b>Sprinklers:</b>	Yes
<b>Sewers:</b>	Yes
<b>Heat:</b>	Gas
<b>Parking:</b>	155 cars
<b>Annual Taxes:</b>	\$2.86/sq. ft.
<b>Lease price:</b>	<b>\$5.25/sq. ft.</b> <i>(does not include base year taxes)</i>

**For more information please contact:**

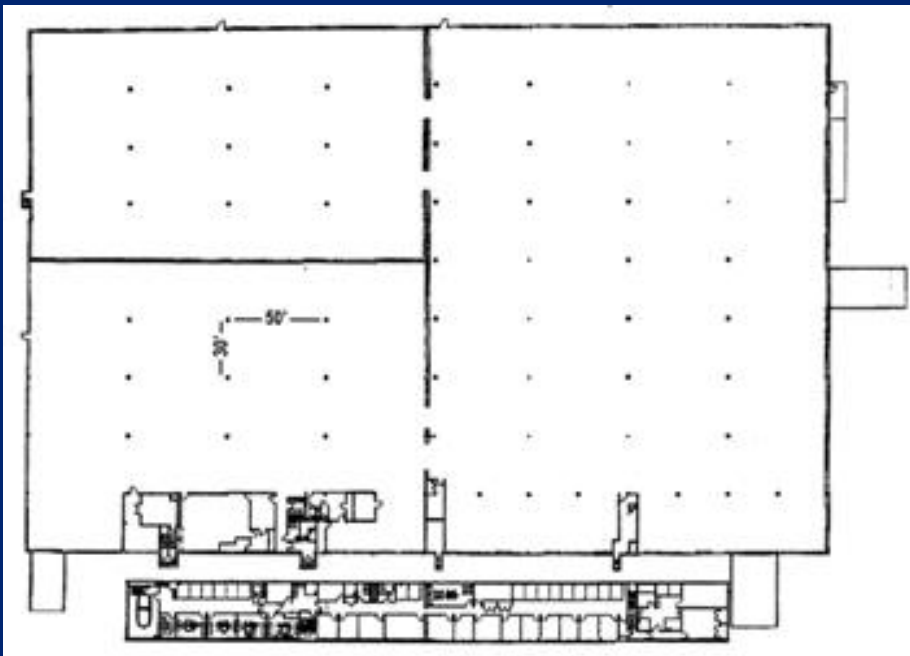
Schacker Real Estate Corp. 631-293-3700  
info@schackerrealty.com

*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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