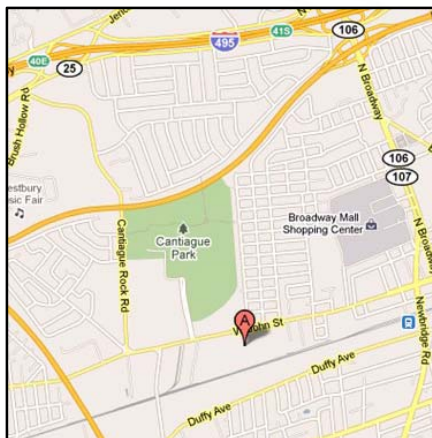




60,000 sq. ft. for Sale 50,000 sq. ft. available for occupancy  
385 W. John Street, Hicksville, NY



<b>1<sup>st</sup> fl. office space:</b>	10,000 sq. ft.
<b>Warehouse:</b>	40,000 sq. ft.
<b>Ceiling height:</b>	24' under steel
<b>Loading:</b>	6 Docks 2 Drive-ins
<b>Power:</b>	600 Amps
<b>Sprinklers:</b>	Full
<b>Sewers:</b>	Yes
<b>A/C:</b>	Offices
<b>Heat:</b>	Gas & Oil
<b>Parking:</b>	165 cars
<b>2<sup>nd</sup> fl. rental unit:</b>	10,000 sq. ft. office space leased to Inter-county paving thru 7/2013 @ \$120,000 / yr. Incl. insurance & 05/06 base taxes. (plus utilities, tax esc. & 27% of partial CAM) Tenant likely to renew-(Listing agent)
<b>1<sup>st</sup> fl. Rental space:</b>	40,000 sq. ft. of warehouse leased thru 6/30/2013 with a 90 day termination on sale provision.
<b>Sale Price:</b>	\$6,250,000 (\$104.17/SF)
<b>2011/2012 Taxes:</b>	\$3.34/sq. ft.(\$196,568.88)



Schacker Real Estate Corp.

www.schackerrealty.com

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

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

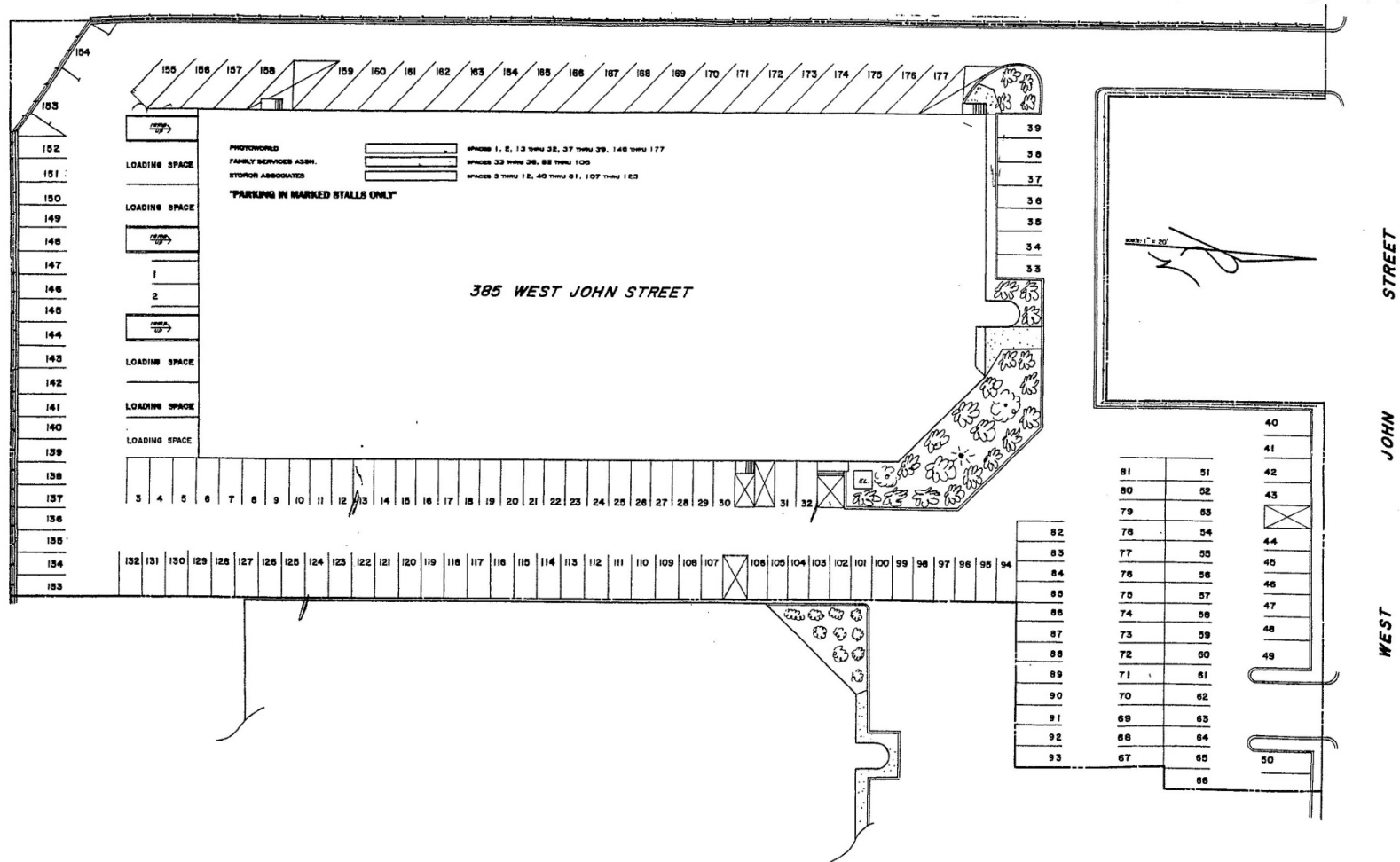
*Information is from sources deemed to be reliable but should not be relied upon without independent verification.*



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# 385 W. John Street, Hicksville, NY Site Plan





# 385 W. John Street, Hicksville, NY Larger Aerial with property outline

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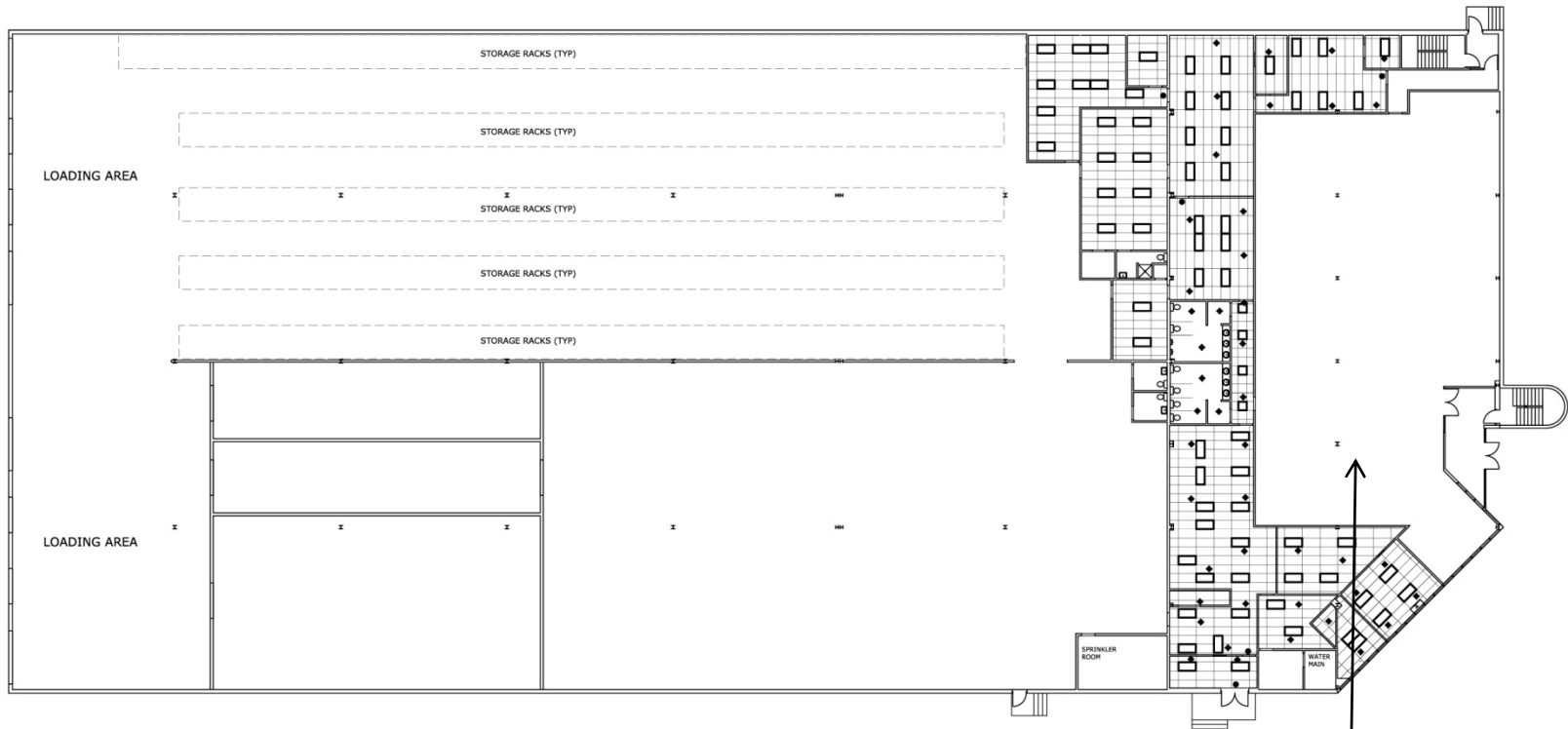




# 385 W. John Street, Hicksville, NY First Floor

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See the floor plan for  
this area on opposite/next page





# 2<sup>nd</sup> floor office plan

