

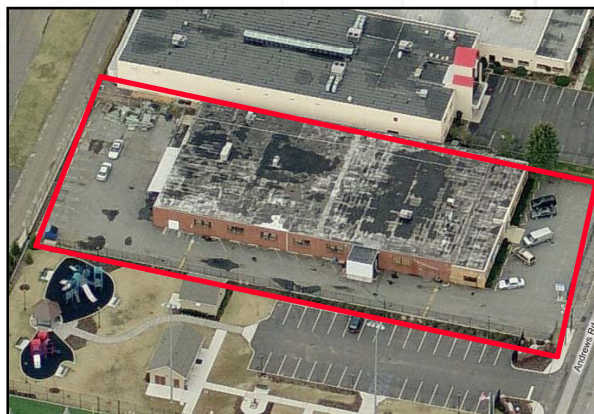
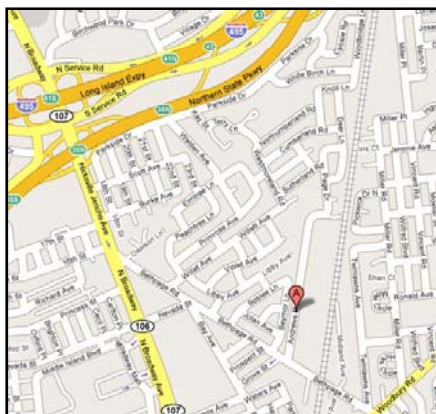


## 20,000 sq. ft. Industrial Building For Sale or Lease 42 Andrews Road, Hicksville, NY



**Plot Size:** 1 Acre  
**Office Space:** 3,000 sq. ft.  
**Loading:** 2 Drive-ins  
1 Scissor Lift  
**Ceiling Height:** 15'  
**Power:** 800 Amps  
**Sprinklers:** Yes  
**A/C:** Offices  
**Heat:** Gas  
**Parking:** 21 spaces  
**Annual Taxes:** \$4.30/sq. ft.

**Sale Price:** \$4,400,000  
*(\$220.00/sq. ft.)*  
**Lease Price:** \$11.00/sq. ft.  
*(does not include base year taxes)*



**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.

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