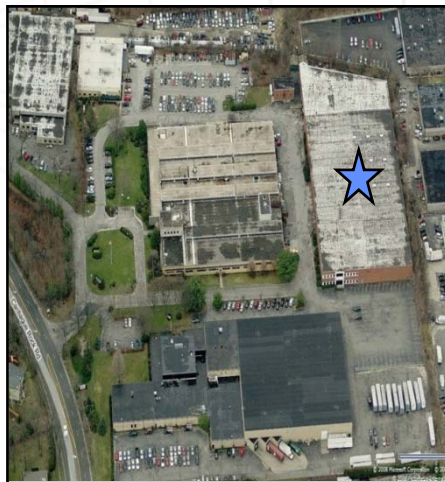
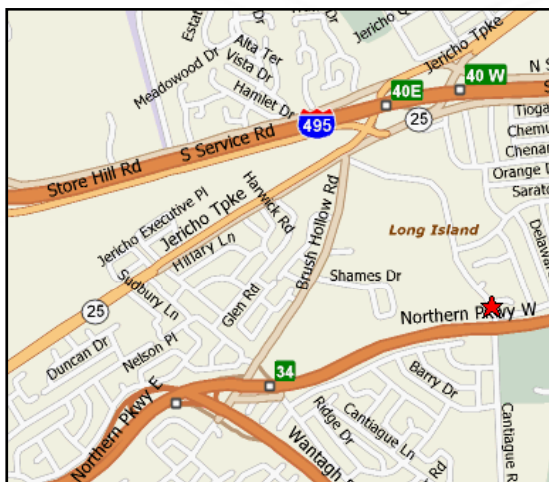




45,015 sq. ft. Available For Sale or Lease (2 divisions available) 609 Cantiague Rock Road, Westbury, NY



Available Space:	45,015 sq. ft.
	Unit 1 -21,480sf
	Unit 2 -23,535sf
Office:	Built to suit
Loading:	2 Docks
	1 Drive-in
Ceiling Height:	24'
Power:	600 Amps
Sewers:	Yes
Sprinklers:	Yes
A/C:	Offices
Heat:	Gas
Parking:	100 cars
Annual Taxes:	\$3.82/sq. ft.
Sale Price:	\$12,000,000 (\$125/sq. ft.)
Lease Price:	\$8.75/sq. ft. <i>(includes base year taxes)</i>



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.

www.schackerrealty.com