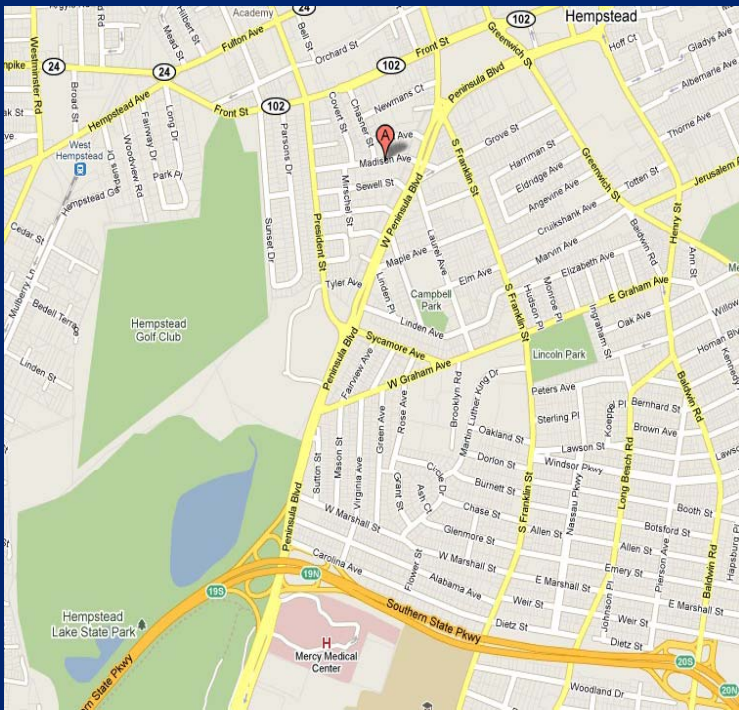


**Industrial/Warehouse Building Available For Sale or Lease**  
**92 Madison Avenue, Hempstead, NY** **23,570 sq. ft.**



**Building Specs:**

<b>Plot Size:</b>	<b>1.01 Acre</b>
<b>Office Space:</b>	<b>3,000 sq. ft.</b>
<b>Ceiling Ht:</b>	<b>15'</b>
<b>Power:</b>	<b>1,000 Amps</b>
<b>Loading:</b>	<b>2 Interior Docks</b>
	<b>1 Drive-in</b>
<b>Sprinklers:</b>	<b>Yes</b>
<b>Sewers:</b>	<b>Yes</b>
<b>Heating:</b>	<b>Gas</b>
<b>Parking:</b>	<b>2 Lots</b>
	<b>±15,000 total sq. ft.</b>
<b>Annual Taxes:</b>	<b>\$88,835</b>
<b>Sale price:</b>	<b>\$1,675,000</b>
	<i>(\$71.10/sq. ft.)</i>
<b>Lease Price:</b>	<b>\$7.95/sq. ft</b>
	<i>(includes base year taxes)</i>

**For more information please contact:**

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

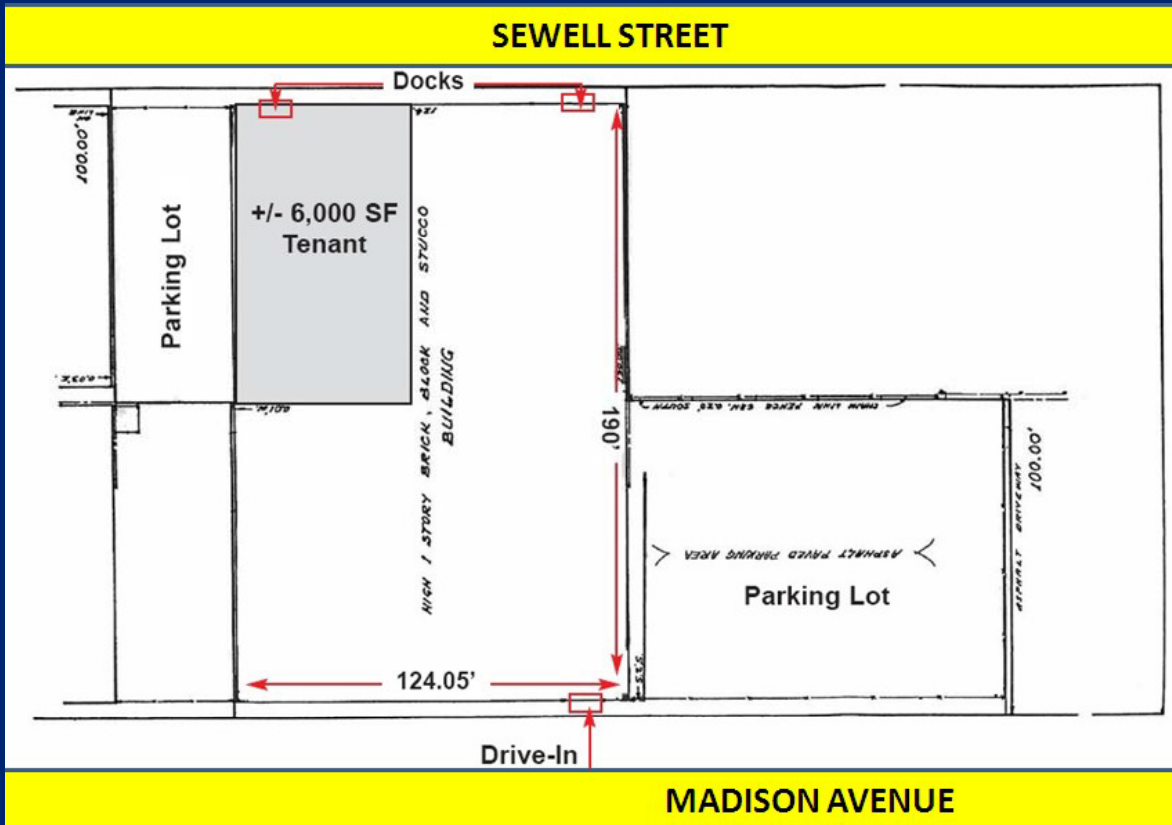
*All information is subject to errors, omissions, modification, and withdrawal.*

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

# Industrial/Warehouse Building Available For Sale or Lease

92 Madison Avenue, Hempstead, NY

23,570 sq. ft.



## Comments:

3,000 sq. ft. office area includes:  
Executive Office with Private Bath & Shower  
16' 6" x 25' 10" Conference Room with Kitchen Area  
Large Administrative Office Area with Voice/Data Capability  
Server Room with CAT 5 Wiring  
Lobby with Glass Block Wall

Roof is 5 years old, still under warranty  
Month-to-month tenant in 6,000 sq. ft.

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