



Schacker Real Estate Corp.

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## Prime 105 Acre Nassau County Redevelopment Site Available for Sale Former Northrop Grumman "Building #3" Property, Bethpage, Long Island, NY (Town of Oyster Bay)



+/-707,000 sq. ft. main building which may be suitable for renovation for multi-tenant flex use. Several hundred thousand sq. ft. of smaller structures exist and are likely to be demolished

A local, credit worthy anchor tenant has entered into a non-binding letter of intent for a build to suit office building at a 7.75% cap rate on roughly 25 acres of the site

Site is being offered for sale by Nassau County via bid process. Purchaser is responsible for the brokerage fee payable to Schacker and CBRE

Site is zoned "Light Industrial" with a deed restriction against residential development. Nassau County prefers developers focused on hi-tech manufacturing, R&D, office and homeland security.

9 acres of the site have an environmental condition and are owned by the U.S. Navy which is responsible for remediation and will land lease property to the purchaser and transfer once remediated

Contact: Philip Shwom, SIOR, CCIM 631-293-3700 x39

*All information is subject to errors, omissions, changes and withdrawal*

**Property Located partially in the NYS "Empire Zone"**



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## Grumman Building #3 (Vacant)



Building #3 brief description  
+/-707,000 sq. ft. on multiple stories  
Varying ceiling heights from 18' to 40'  
Very heavy power  
+/-70,000 sq. ft. office space  
Numerous specialized manufacturing amenities including rail spur,  
two bus stops, former train station can be reactivated.

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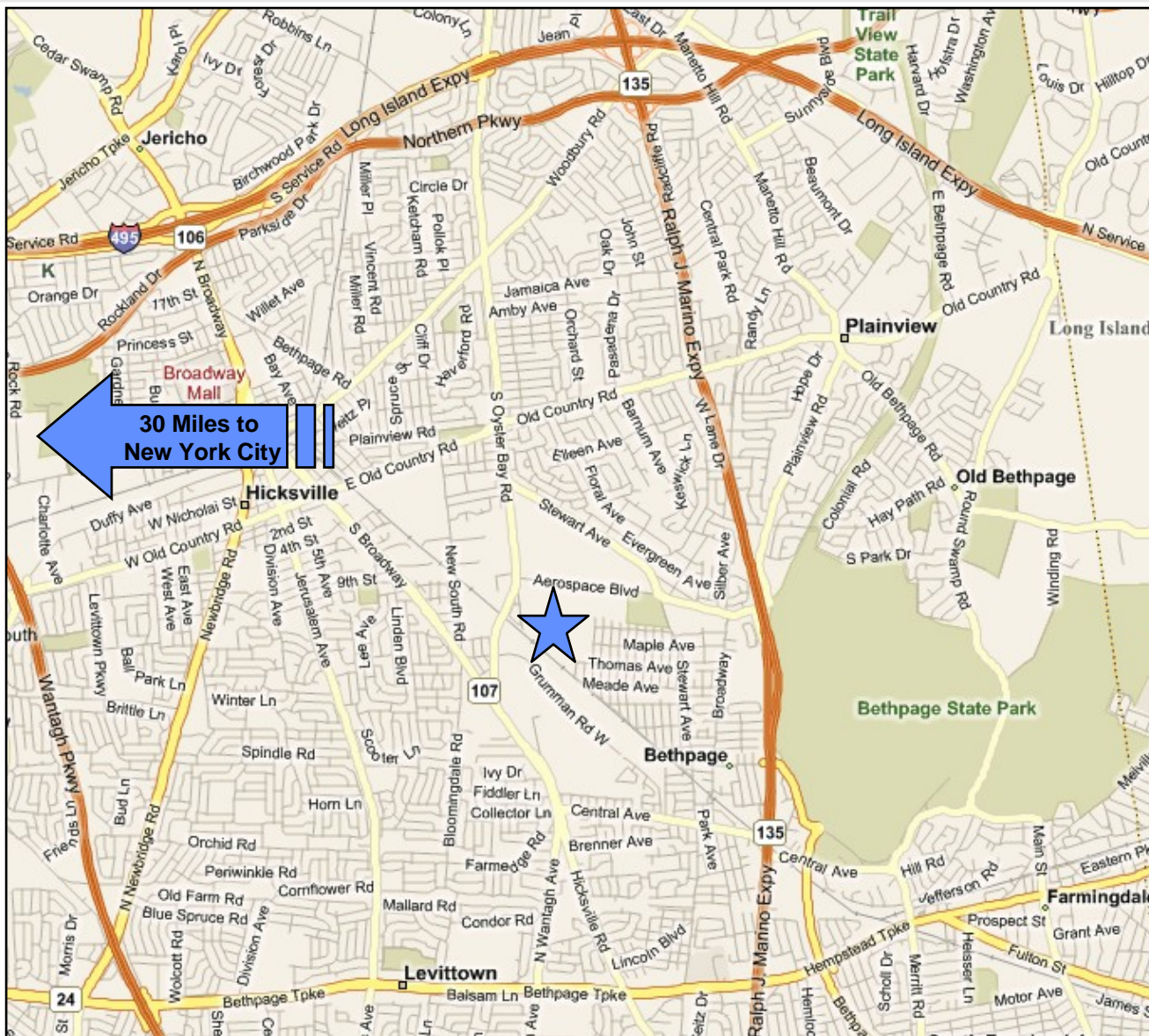
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## Grumman Building #3 - Centrally Located in Western Long Island, NY

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**Legal description:**  
Town of Oyster Bay  
Nassau County  
Section 46  
Block G  
Lots 5&8

Zoning:  
"Light Industry"