



SCHACKER REALTY

271,413 sq. ft. of Office/Retail/Industrial Space For Lease
Minimum Division 128,143 sq. ft.
195 N Broadway, Hicksville



Specifications:

Building Size: 271,413 sq. ft.
Lot Size: 26.39 Acres
Ceiling Height 1: 20.0' @ 143,270 sq. ft.
Ceiling Height 2: 15.2' @ 128,143 sq. ft.
Loading: 5 Dock(s)
Sewers: Yes

Pricing and Timing:

Occupancy: Vacant
Lease Price: \$25.00/sq. ft. Net
Taxes: \$1,519,912.80
(\$5.60/sq. ft.)

Former Sears Dept. store. Major renovation to occur. Divisible. Developer will consider financing and performing considerable tenant specific renovation. Less than 1/2 mile from LIRR Hicksville train station. Close to Long Island Expwy • Lower level 128,143sf will be industrial space, LL has loading • 143,270 sf used as office/retail space, fits 359-1,147 people

For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

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

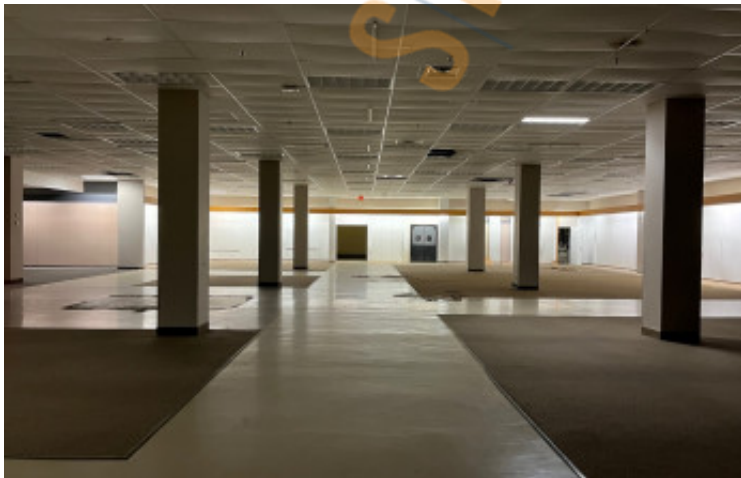
Measurements may be estimates and information shown should not be relied upon without independent verification.

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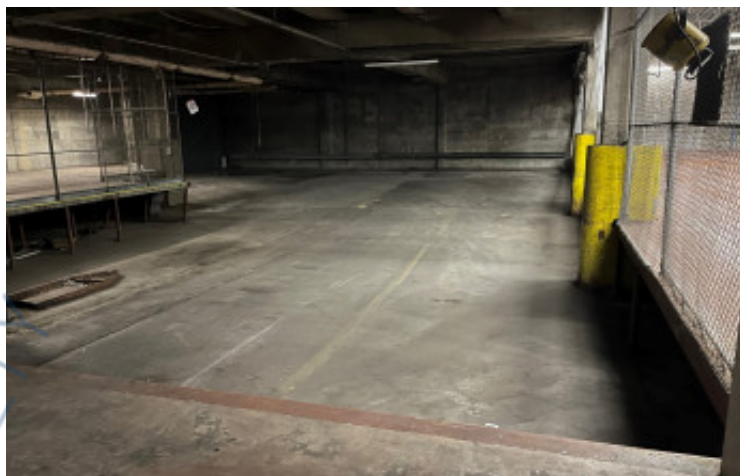
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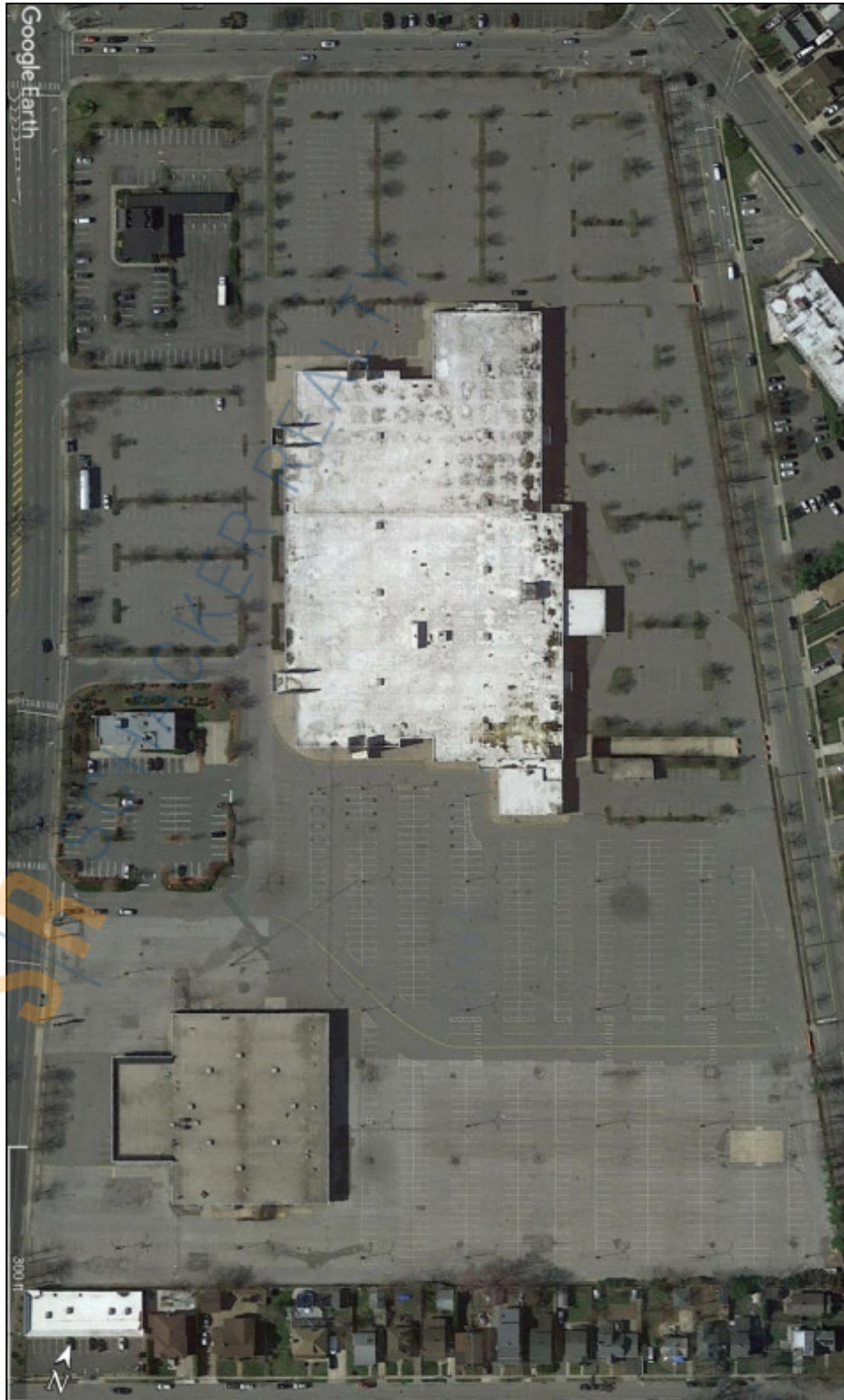
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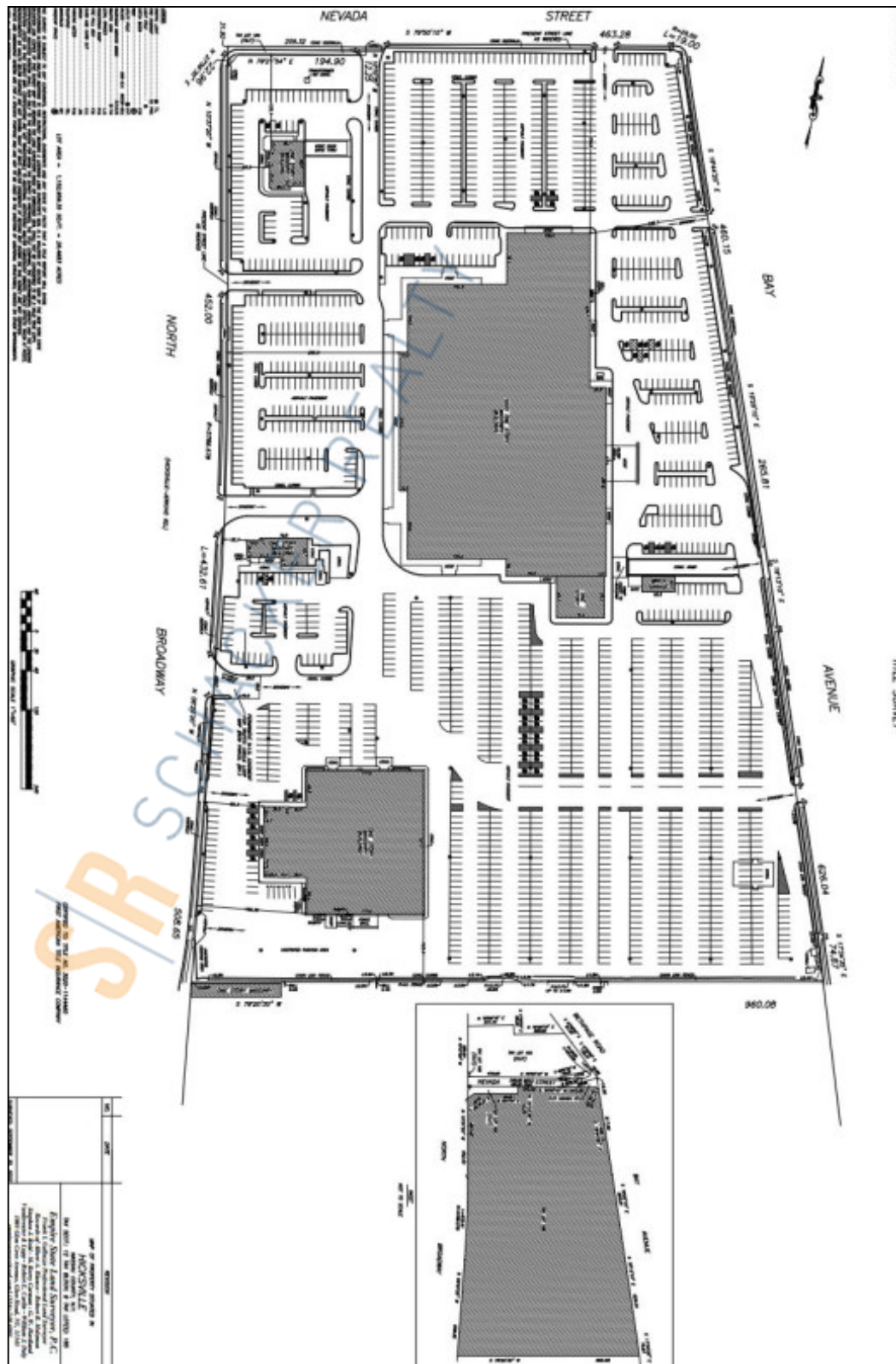


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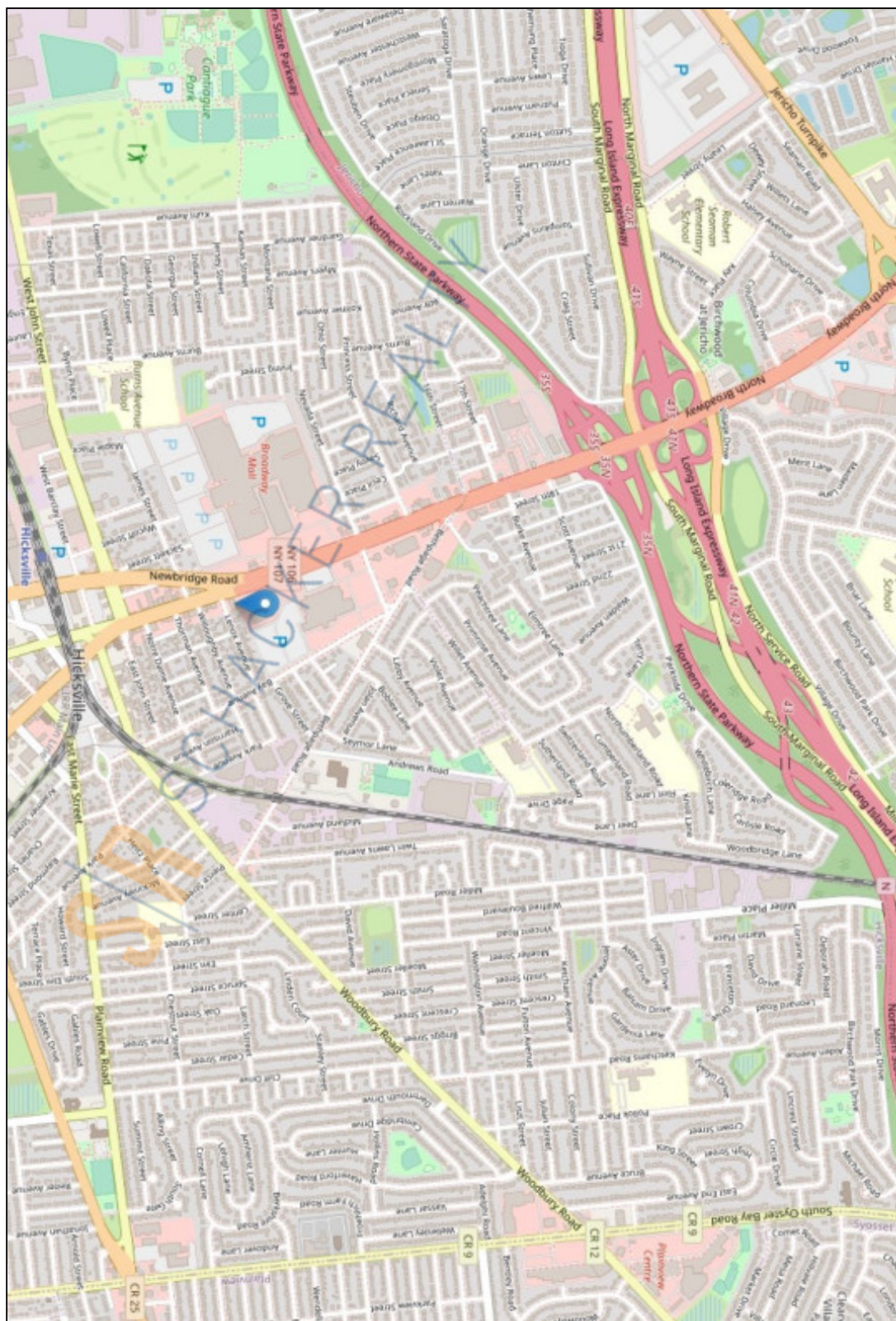
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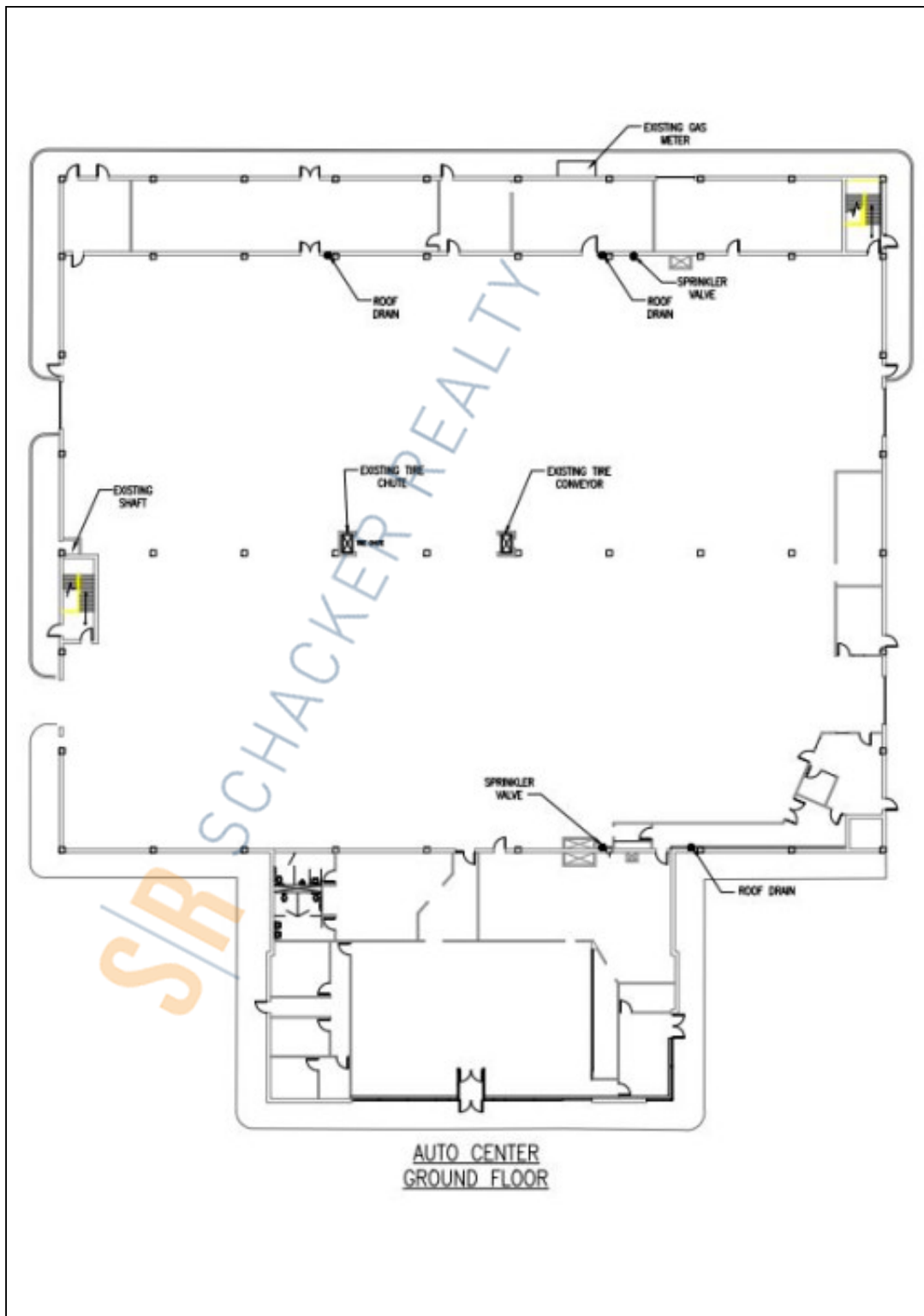


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