

**5,500 sq. ft. of Industrial/Retail Space For Lease**  
**165 Woodfield Rd, West Hempstead**



**Specifications:**

**Building Size:** 8,500 sq. ft.  
**Lot Size:** 0.80 Acres  
**Ceiling Height:** 14.0'  
**Loading:** 2 Drive-in(s)  
**Power:** 200 amps  
**A/C:** Full A/C  
**Parking:** 45  
**Sewers:** Yes

**Pricing and Timing:**

**Occupancy:** Immediately  
**Lease Price:** \$23.00/sq. ft. Net + OPEX  
**Operating Exp:** \$8.03/sq. ft.

**Freestanding building in high traffic location • Great exposure and location for any type of retail or medical • Building is fully conditioned for both AC/Heat • Walking distance to LIRR • Heathwood Communities has begun building a \$212M, 428-unit rental complex one block away • Brand new expansion of the Hebrew Academy across the street • Proposed catering hall next door • Newly renovated facility • Parking lot was recently striped and paved • Fully Sprinklered • Net charge details available on request**

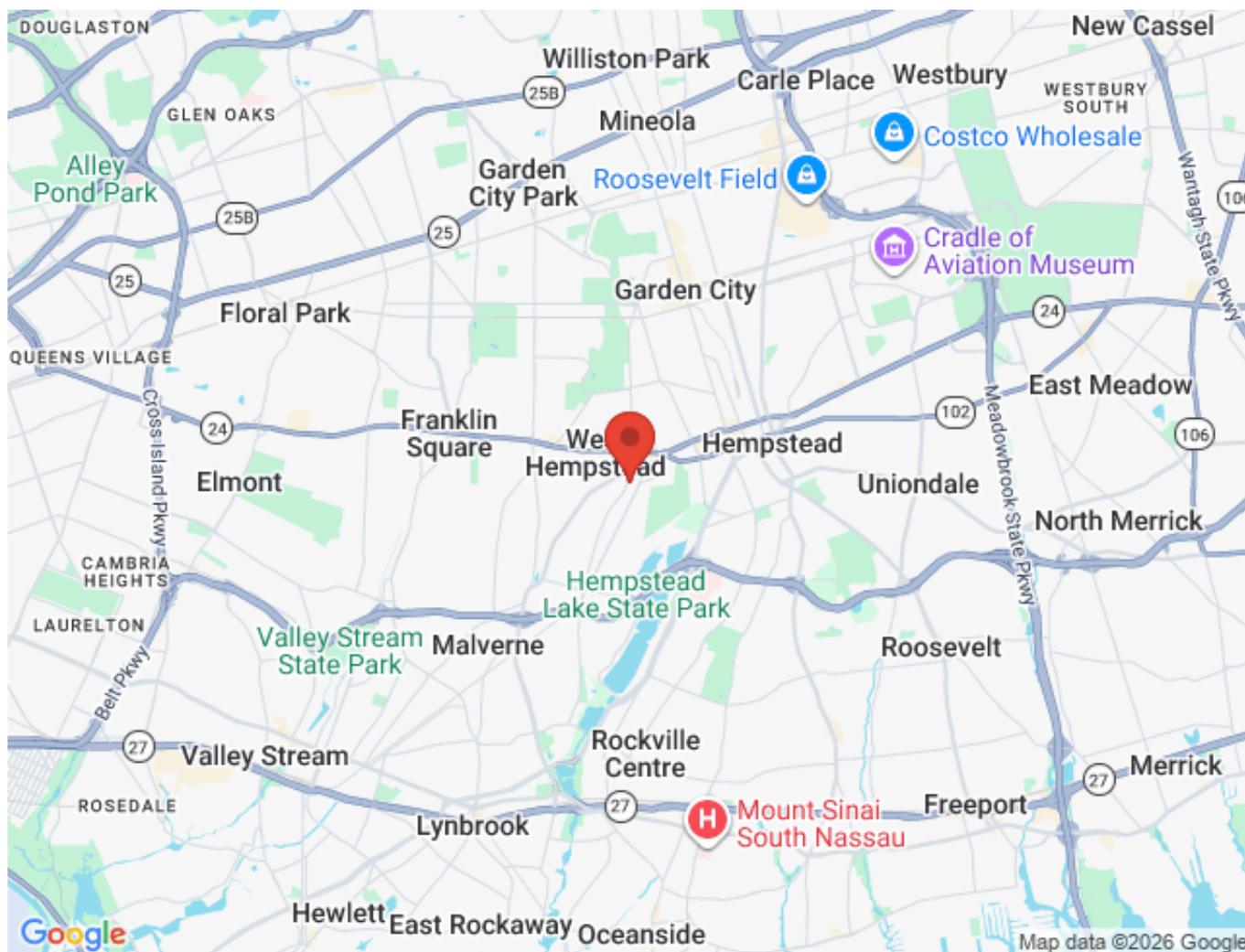


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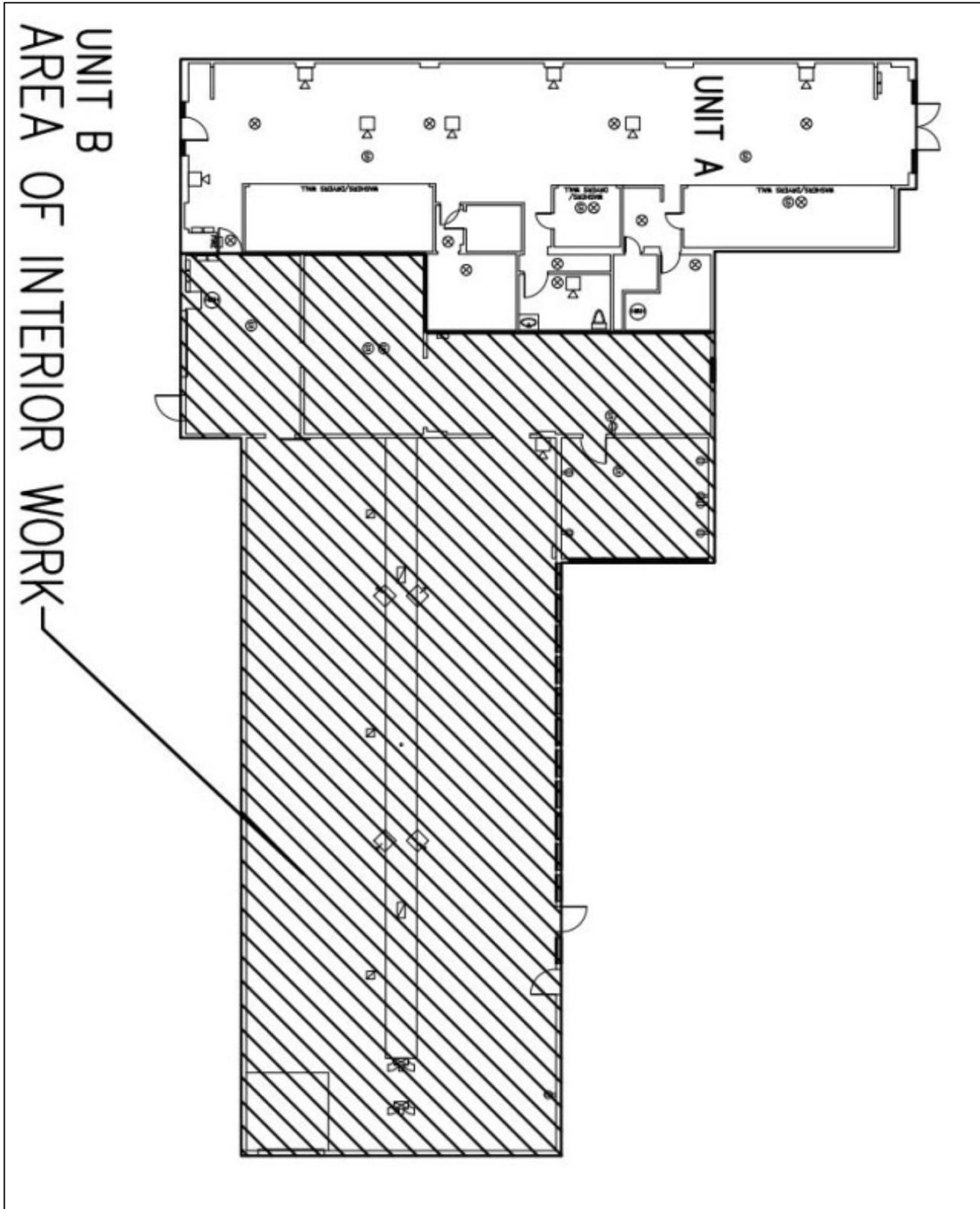


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