



SCHACKER REALTY

Exclusive Listing

## 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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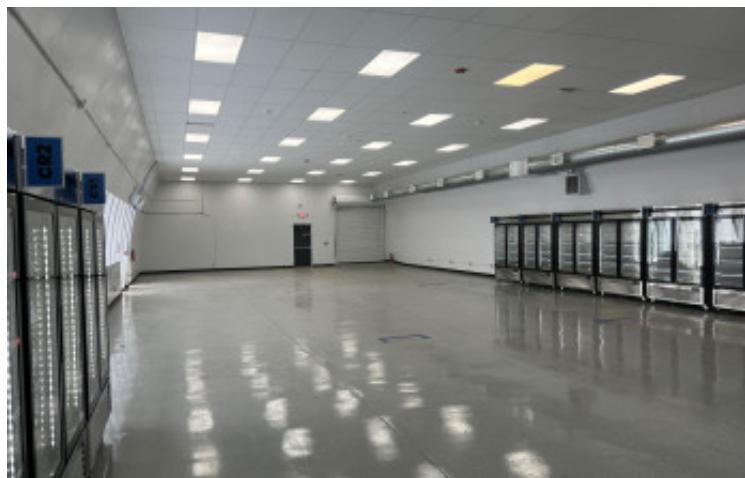
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All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.

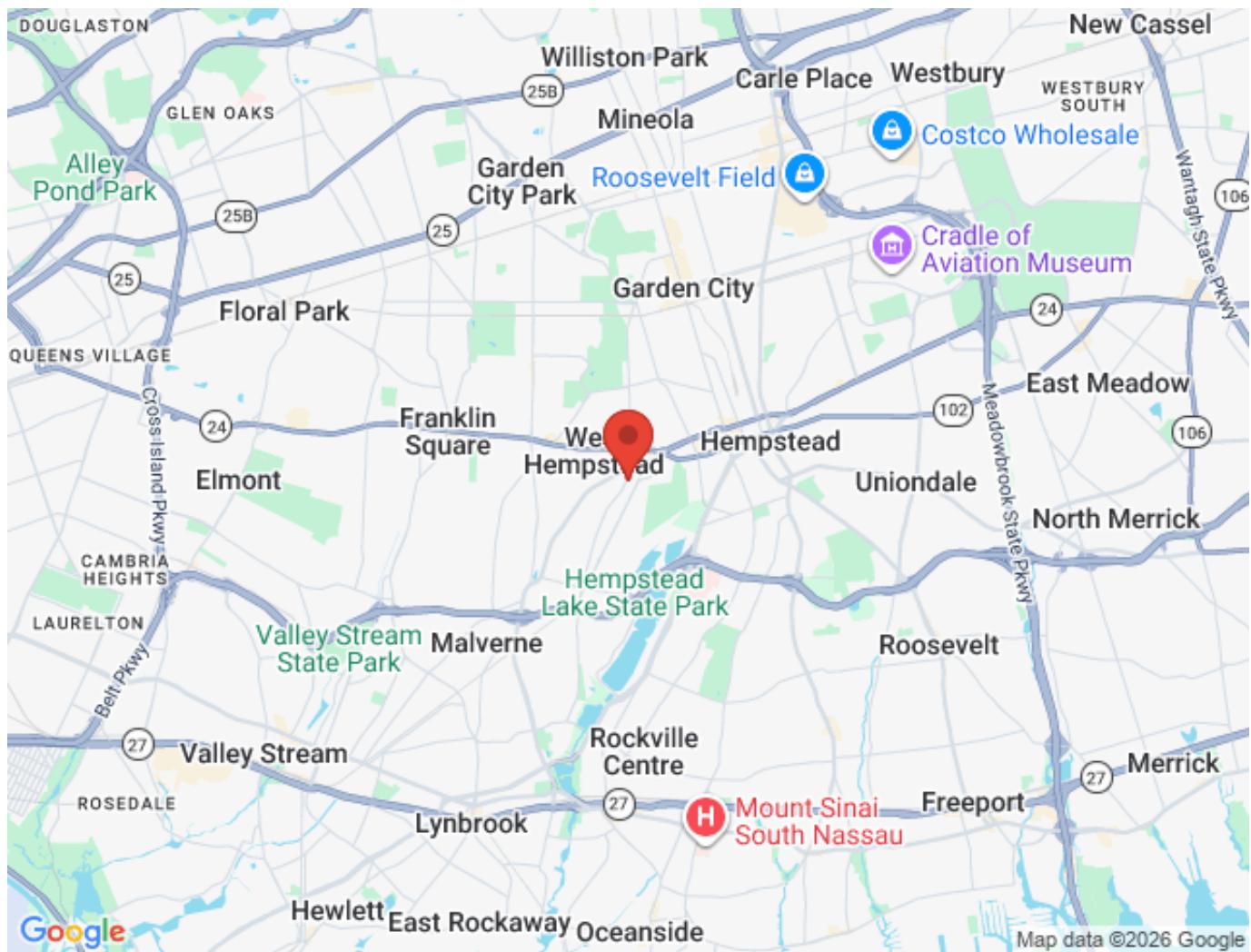


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UNIT B  
AREA OF INTERIOR WORK

