



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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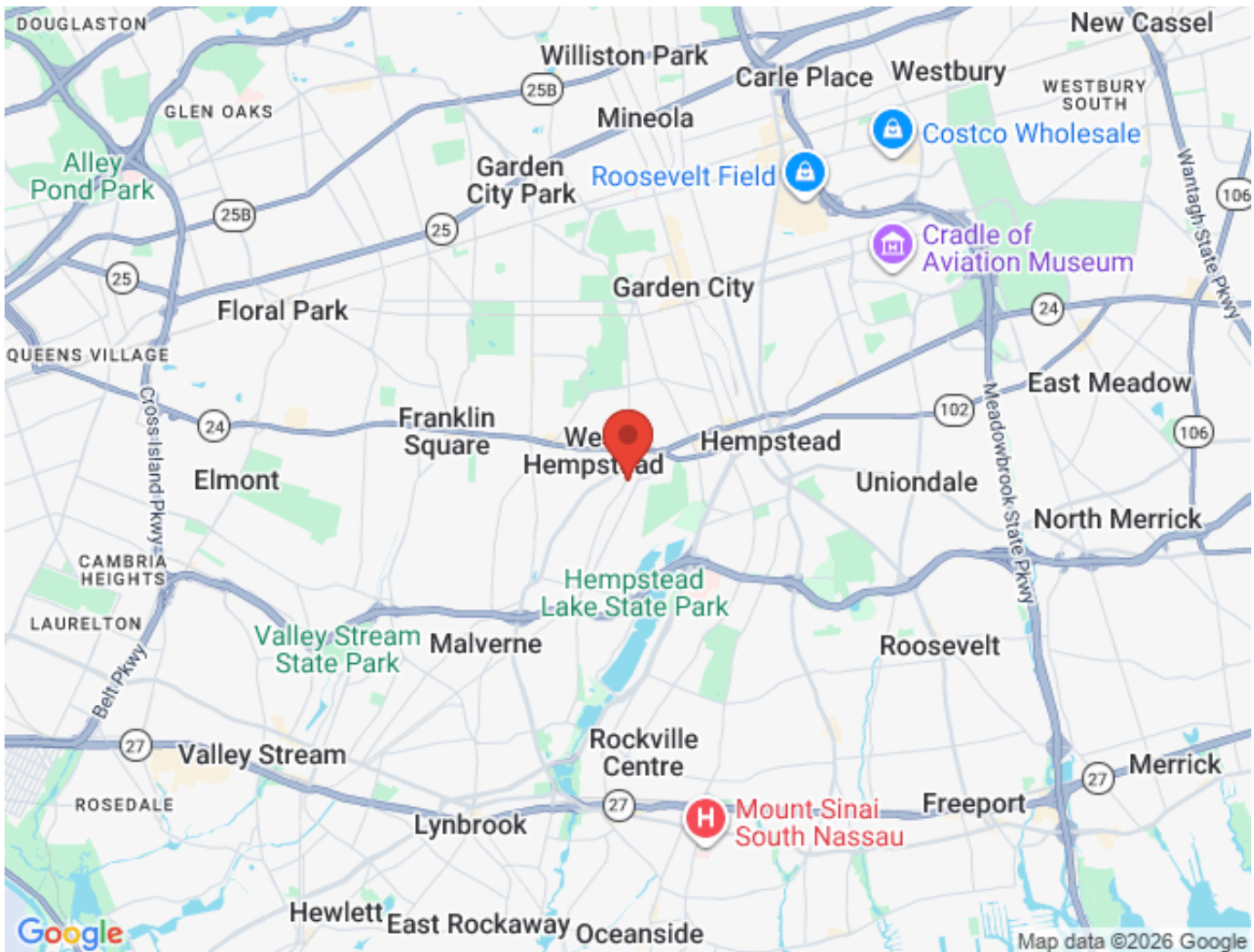


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