

Industrial/R&D Property For Sale, Available: 4,062 sq. ft.
39-41 Hutcheson Pl, Lynbrook



Specifications:

Building Size: 4,062 sq. ft.
Lot Size: 0.20 Acres
Office Space: 30%
R&D Space: 70%
Ceiling Height: 11.0'
Loading: 2 Drive-in(s)
Power: 400 amps
A/C: Full A/C
Parking: 6
Sewers: Yes

Pricing and Timing:

Occupancy: Immediately
Sale Price: \$1,550,000
 (\$381.59/sq. ft.)
Taxes: \$18,747.98 (\$4.61/sq. ft.)

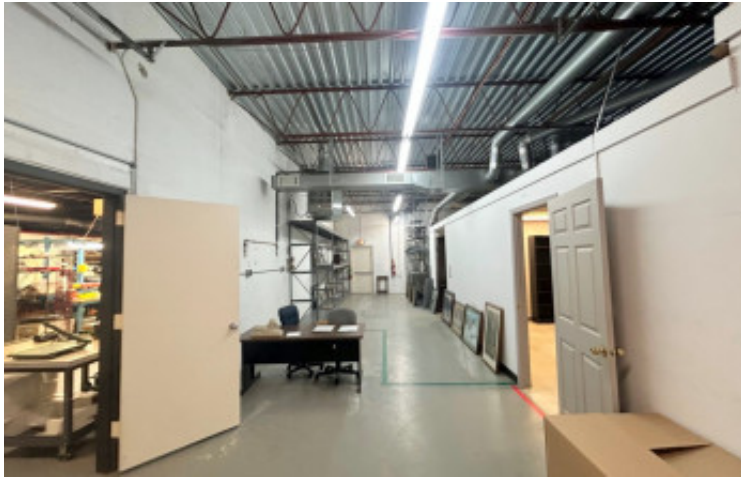
15 minutes to JFK Airport • Excellent location on a quiet street right off Merrick Rd, close to LIRR • Walking distance to public transportation & fast food • Separately metered

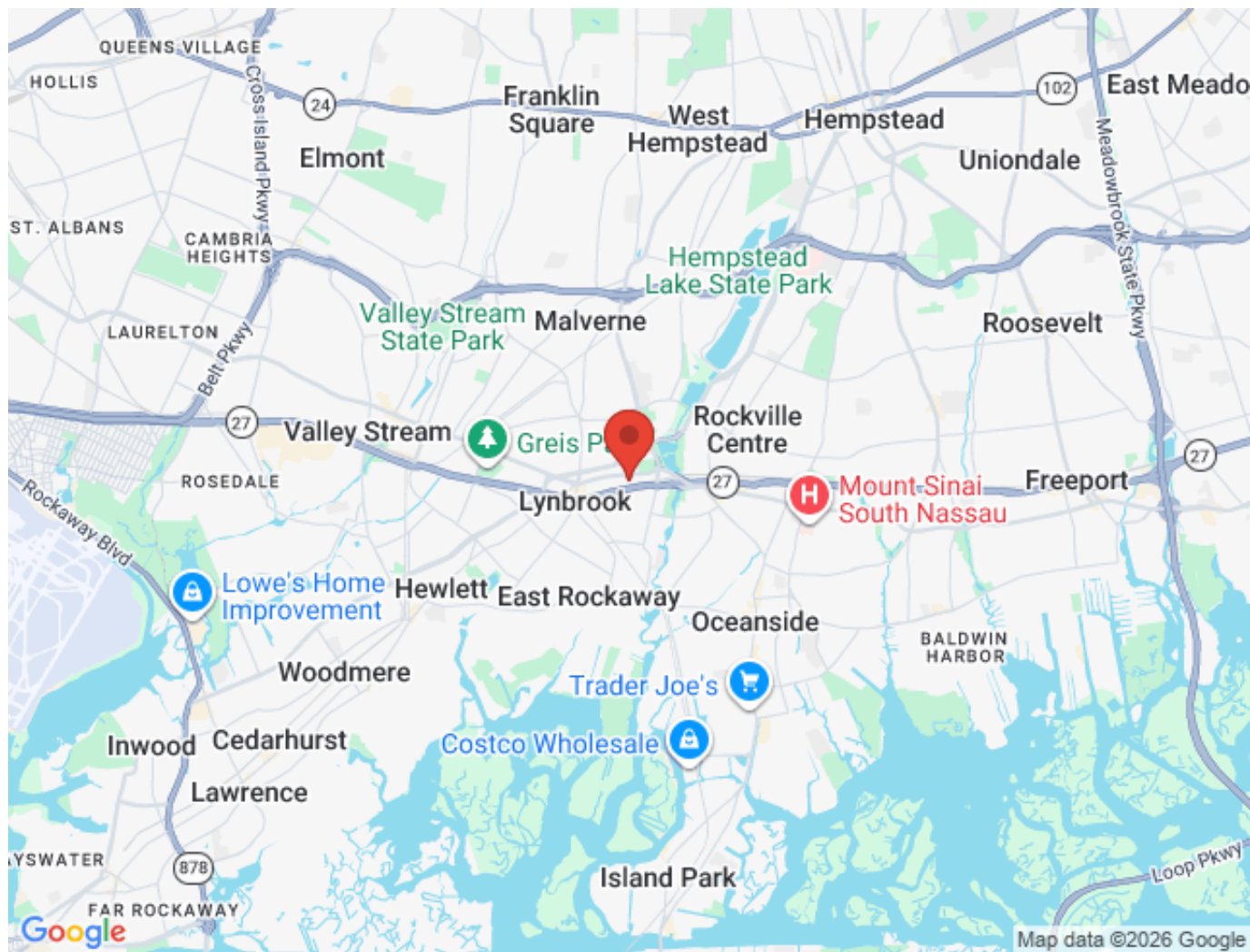


James Parnes, RE Salesperson
 516-732-7864 (cell)
 631-293-3700 x45
jp@schackerrealty.com



Anthony Filipelli, RE Salesperson
 516-312-2339 (cell)
 631-293-3700 x30
af@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.