



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



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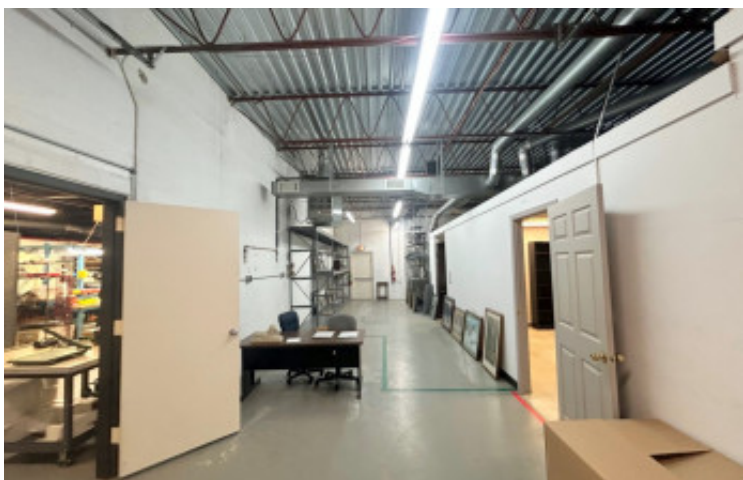
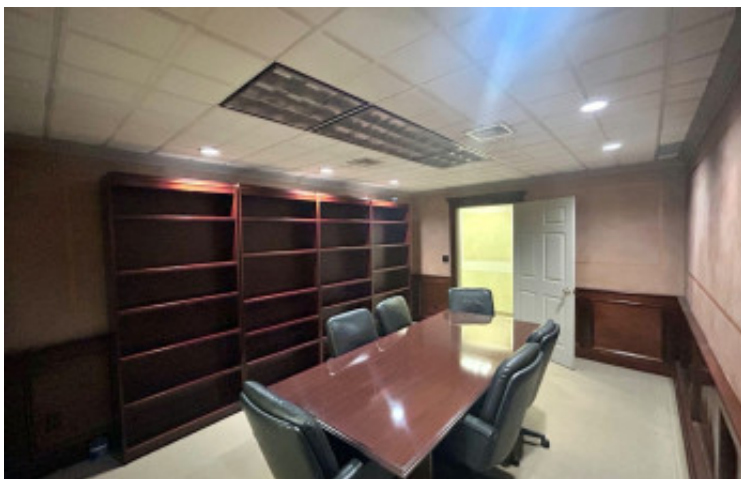


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