



SCHACKER REALTY

Exclusive Listing

## 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

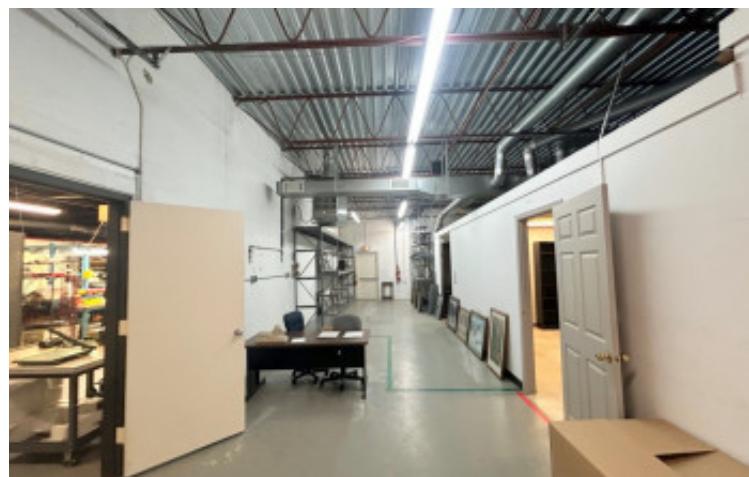


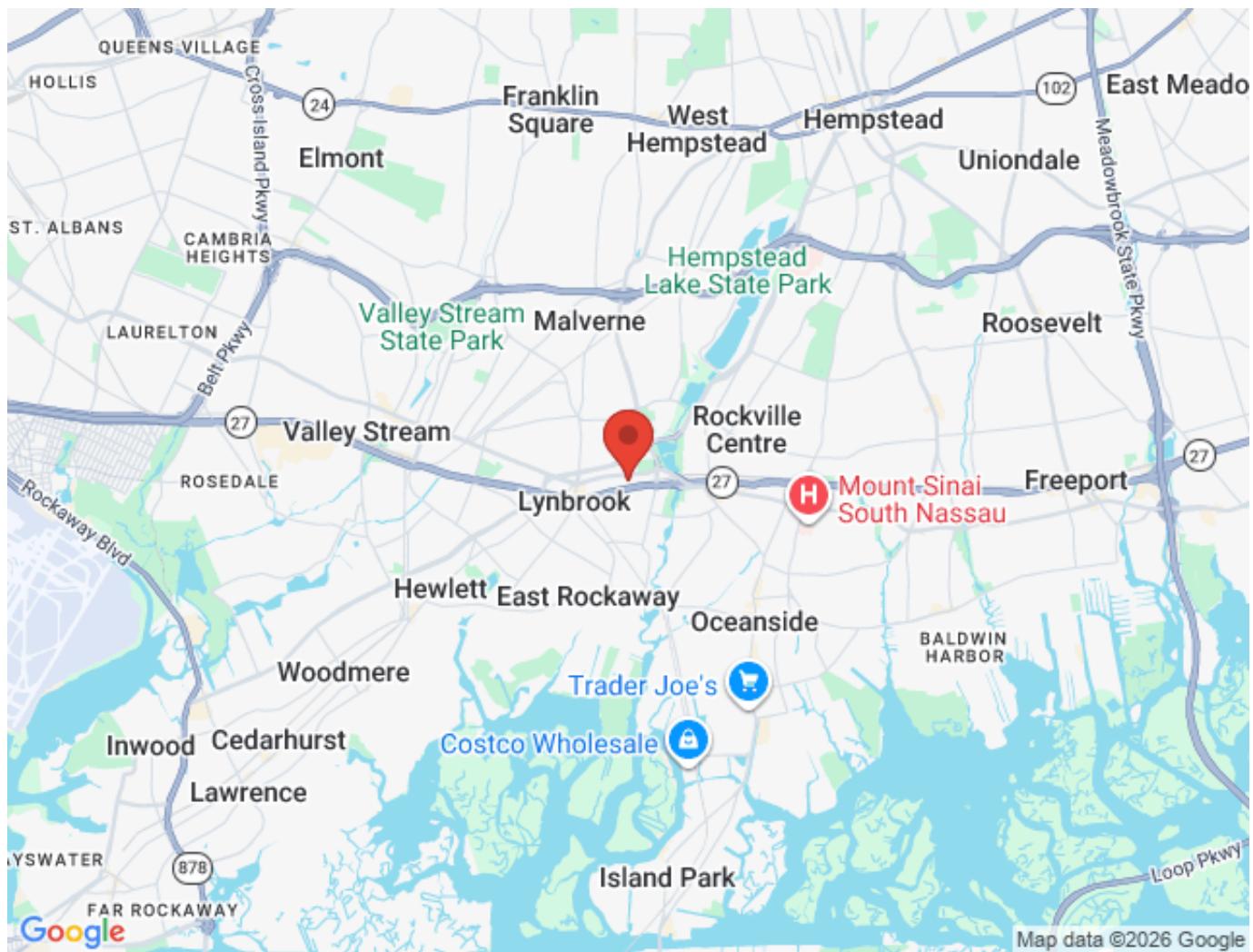
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