



SCHACKER REALTY

## Industrial Property For Sale Or Lease, Available: 10,000 sq. ft. 10 Nassau Terminal Rd, New Hyde Park



### Specifications:

**Building Size:** 10,000 sq. ft.  
**Lot Size:** 0.75 Acres  
**Office Space:** 400 sq. ft.  
**Ceiling Height:** 13.0'  
**Loading:** 2 Drive-in(s)  
**Power:** 800 amps  
**A/C:** Offices Only  
**Sewers:** Yes

### Pricing and Timing:

**Occupancy:** 120 Days  
**Sale Price:** \$4,200,000  
(\$420.00/sq. ft.)  
(\$5,600,000/acre)  
**Lease Price:** \$16.00/sq. ft. Gross  
**Taxes:** \$41,000.00  
(\$4.10/sq. ft.)

Seller would consider leasing back 2000 sf of the building and majority of the yard space at a lower sale price.

**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

All information is subject to errors, omissions, modification, and withdrawal.

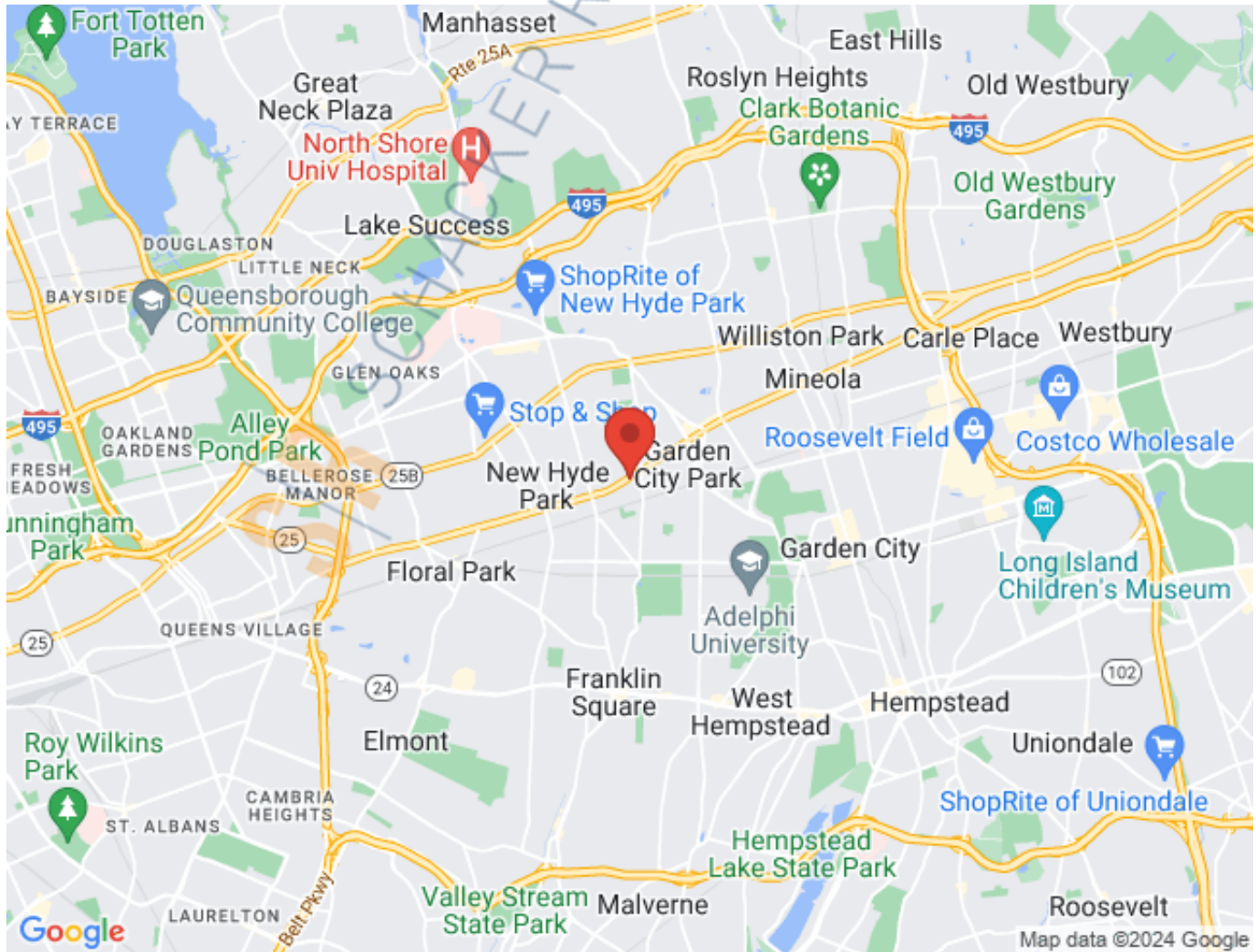
Measurements may be estimates and information shown should not be relied upon without independent verification.

This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.



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