



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



Specifications:

Building Size: 4,062 sq. ft.
Lot Size: 0.20 Acres
Office Space: 30%
Ceiling Height: 11.0'
Loading: 2 Drive-in(s)
Power: 200 amps
A/C: Full A/C
Parking: 6
Sewers: Yes

Pricing and Timing:

Occupancy: 30 Days
Sale Price: \$1,650,000
(\$406.20/sq. ft.)
Taxes: \$17,397.32
(\$4.28/sq. ft.)

Beautifully maintained R&D space with Epoxy floors • Excellent location on a quiet street right off Merrick Road • 2 10'x10' powered drive-in loading doors • Full A/C



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