



SCHACKER REALTY

**271,413 sq. ft. of Office/Retail/Industrial Space For Lease**  
**Minimum Division 128,143 sq. ft.**  
**195 N Broadway, Hicksville**



### Specifications:

**Building Size:** 271,413 sq. ft.  
**Lot Size:** 26.39 Acres  
**Ceiling Height 1:** 20.0' @ 143,270 sq. ft.  
**Ceiling Height 2:** 15.2' @ 128,143 sq. ft.  
**Loading:** 5 Dock(s)  
**Sewers:** Yes

### Pricing and Timing:

**Occupancy:** Vacant  
**Lease Price:** \$25.00/sq. ft. Net  
**Taxes:** \$1,519,912.80  
(\$5.60/sq. ft.)

Former Sears Dept. store. Major renovation to occur. Divisible. Developer will consider financing and performing considerable tenant specific renovation. Less than 1/2 mile from LIRR Hicksville train station. Close to Long Island Expwy • Lower level 128,143sf will be industrial space, LL has loading • 143,270 sf used as office/retail space, fits 359-1,147 people

**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.

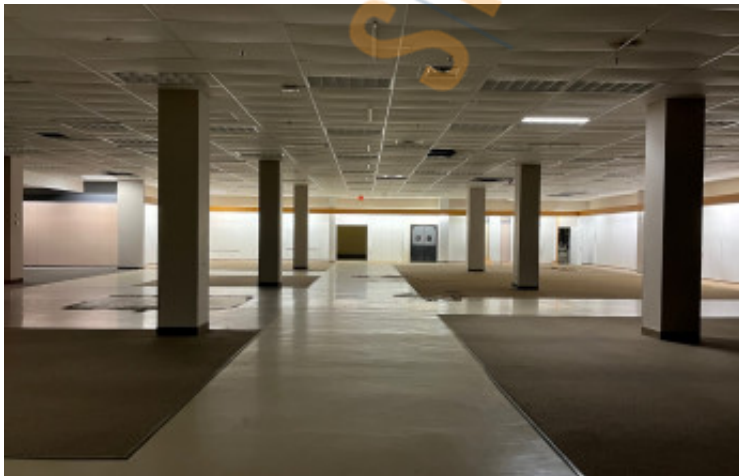
Measurements may be estimates and information shown should not be relied upon without independent verification.

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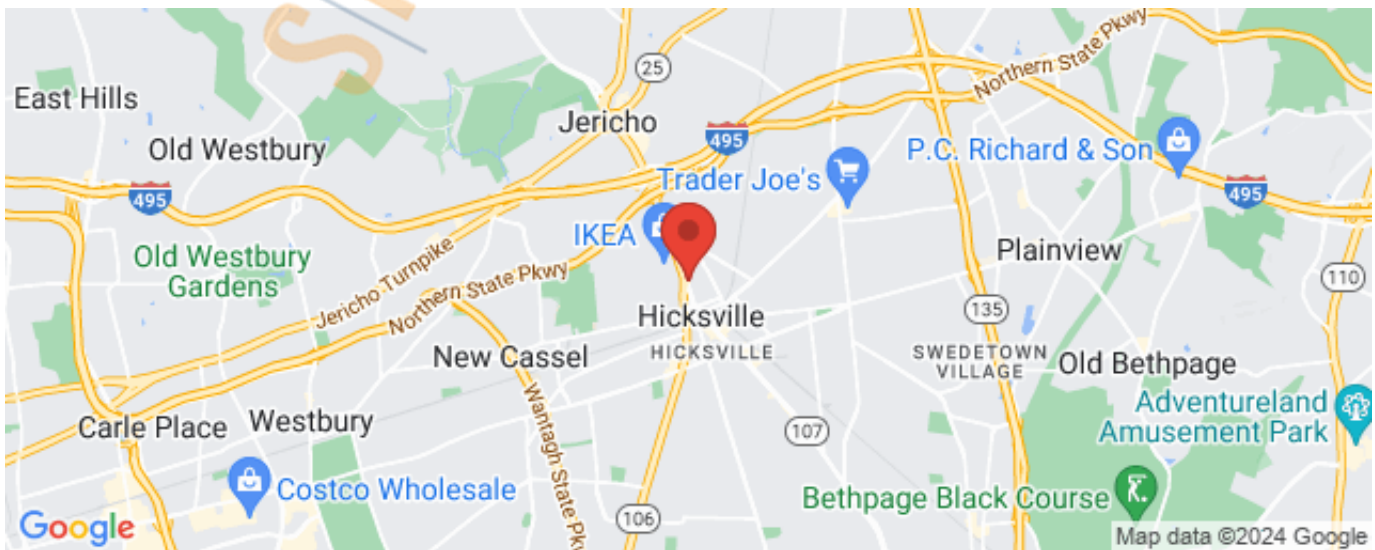
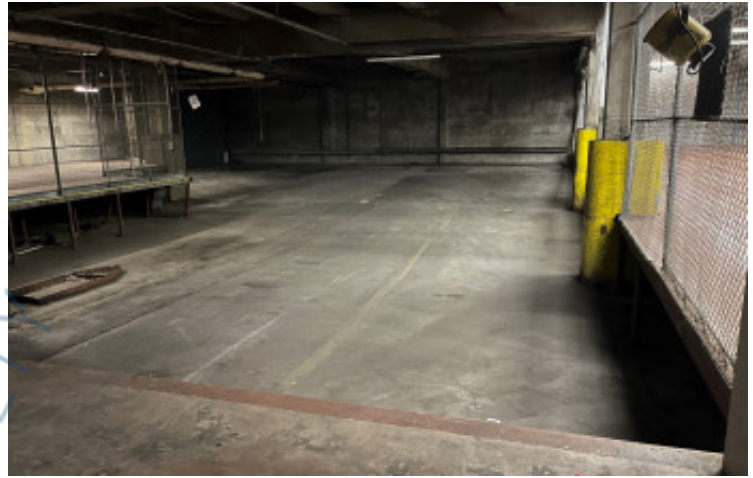
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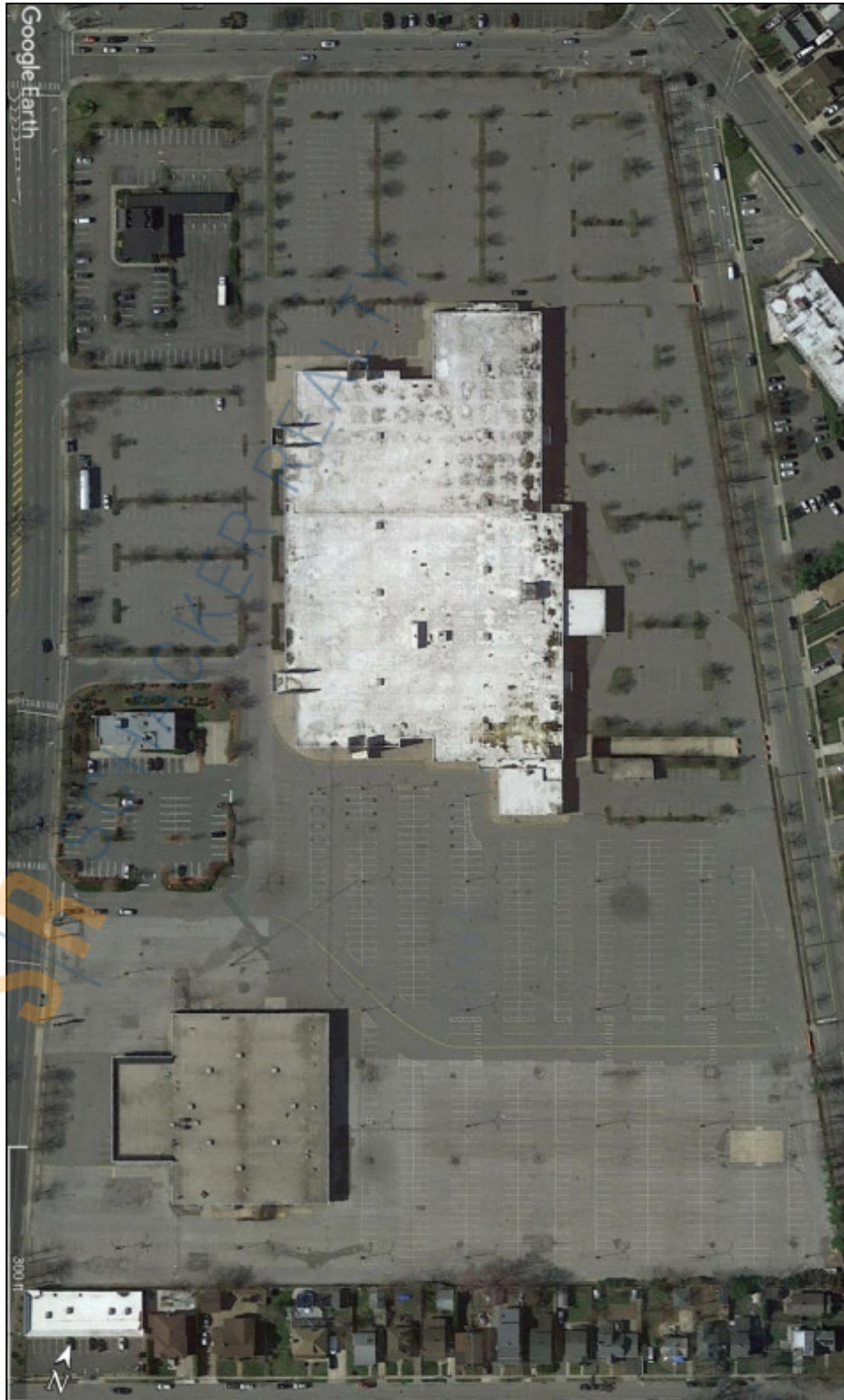
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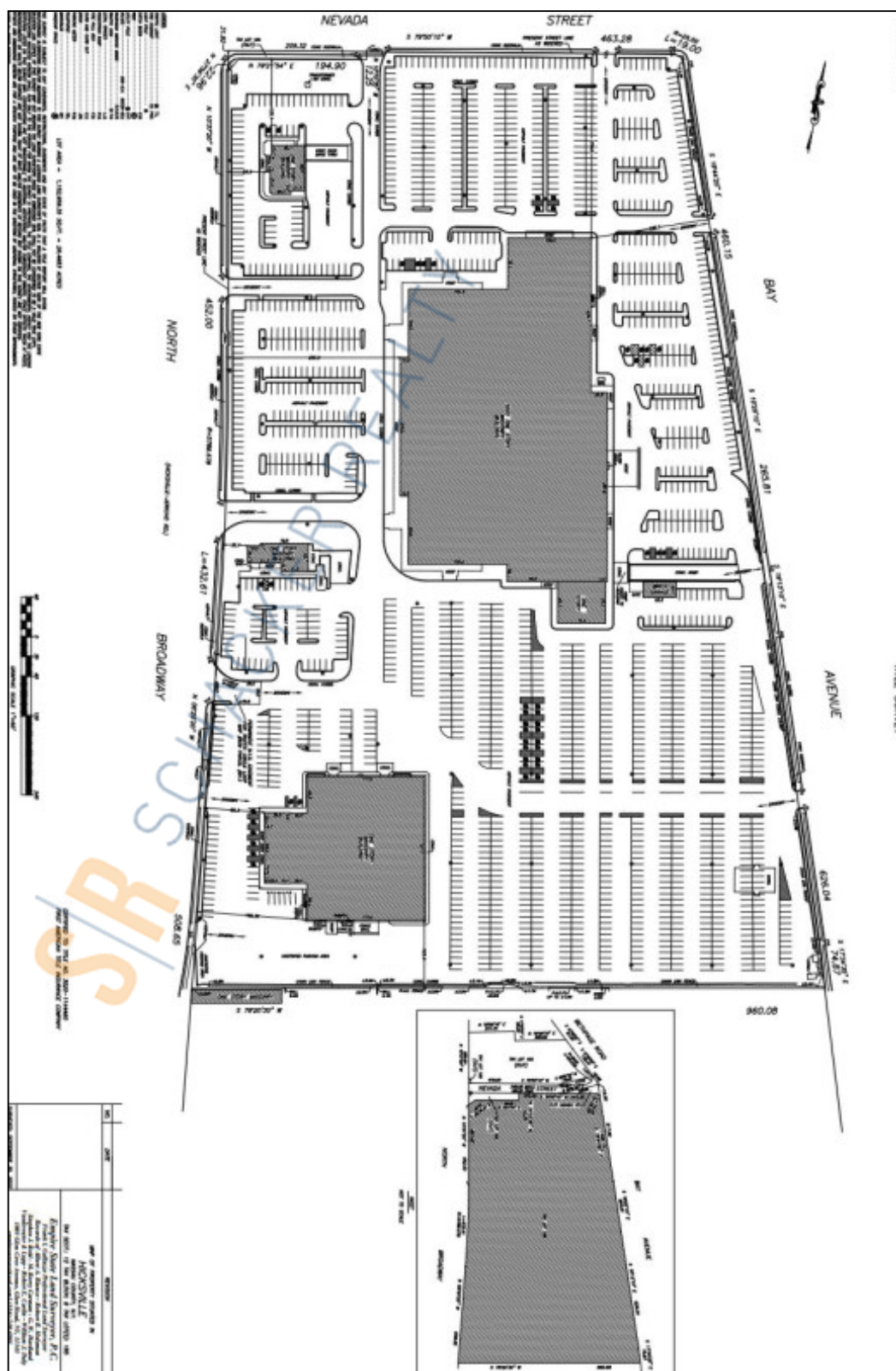
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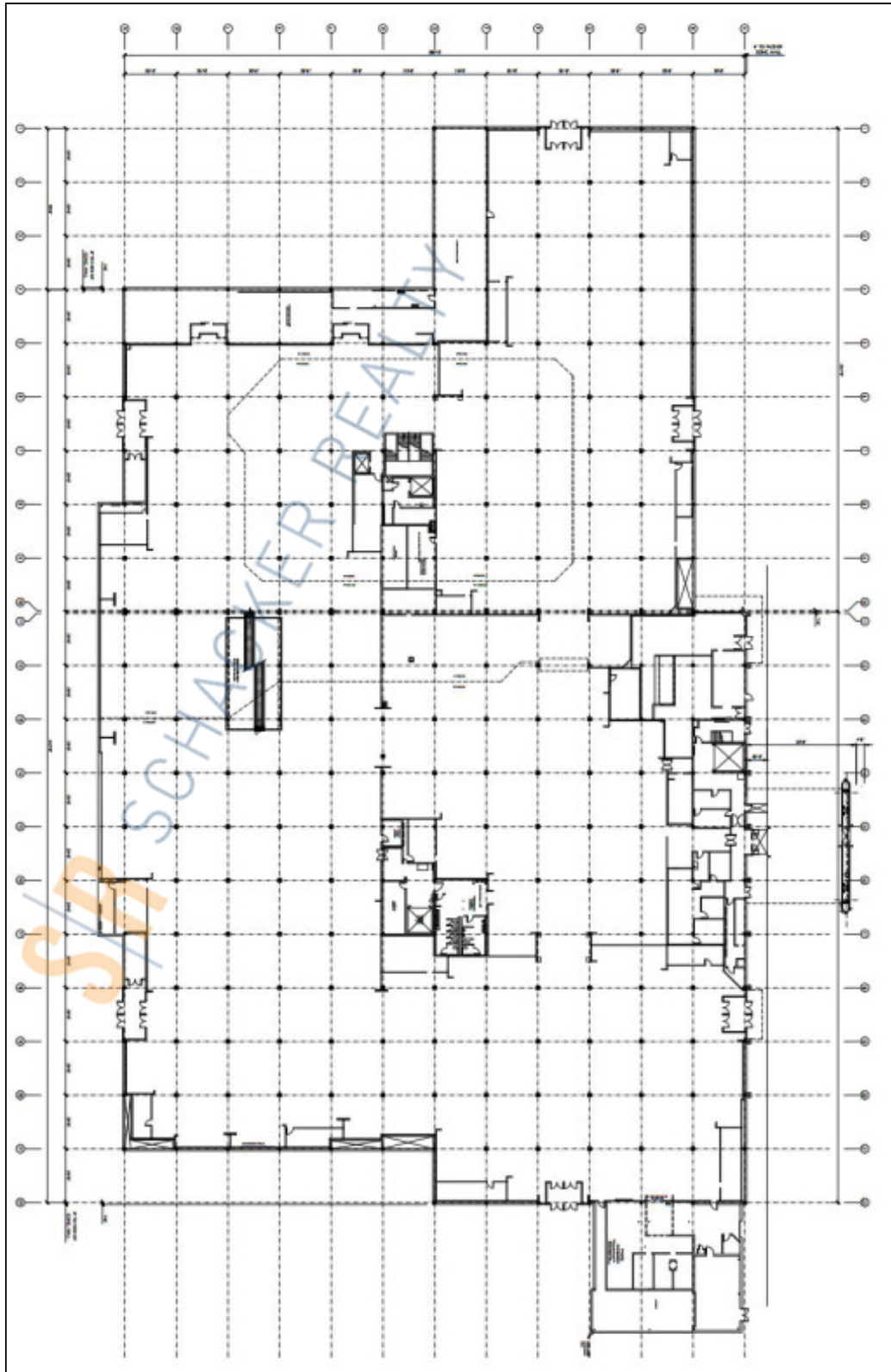
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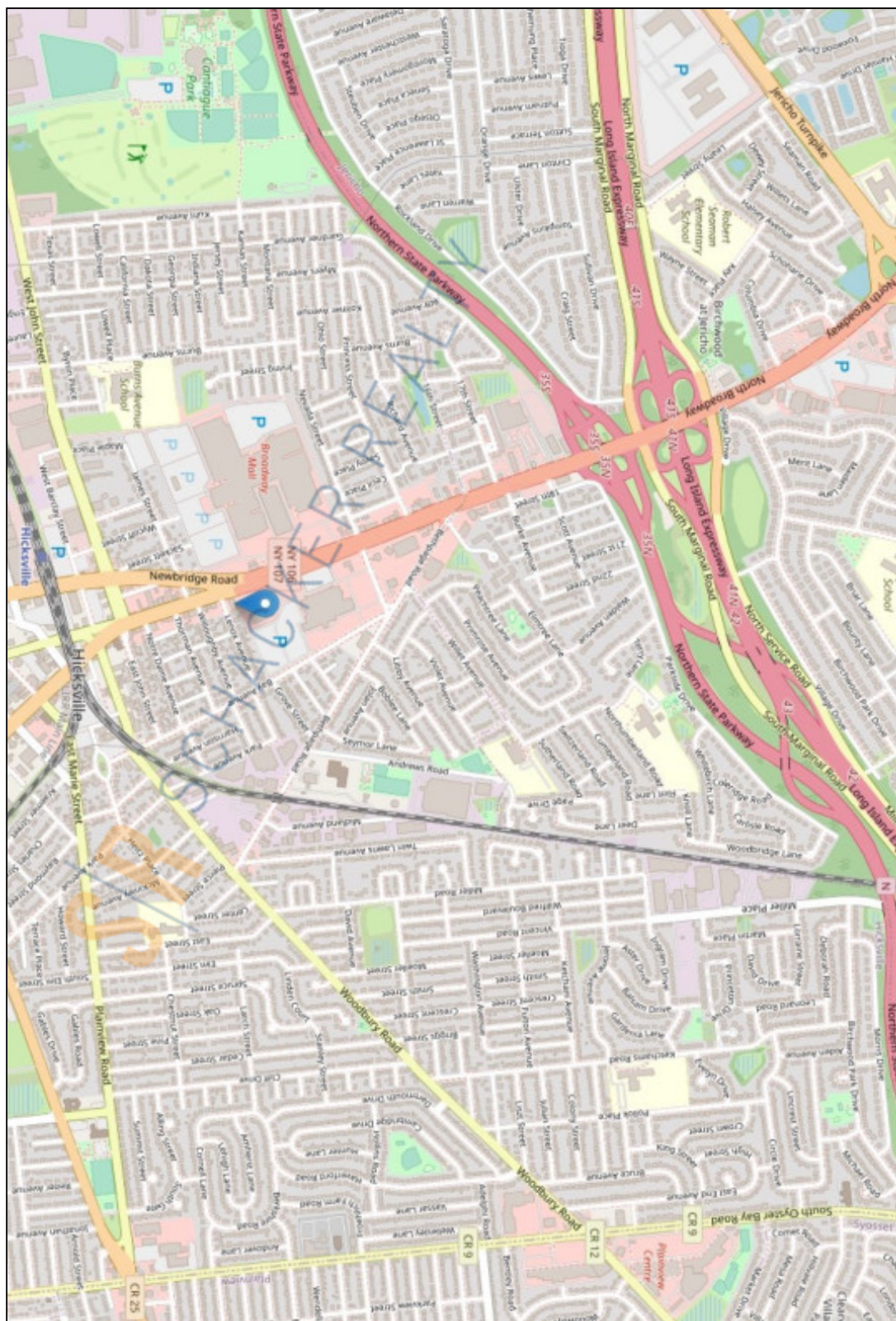
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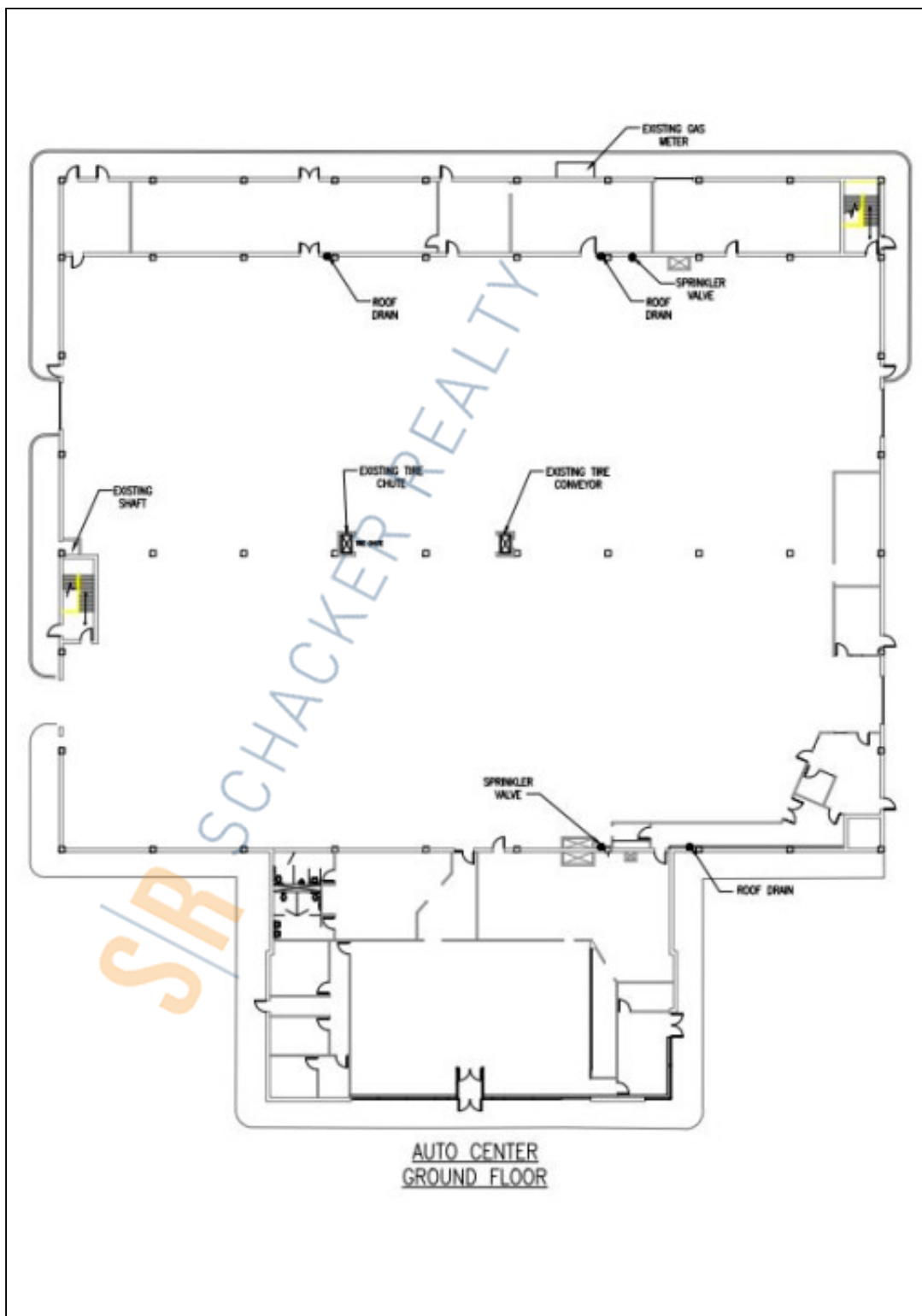
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