



SCHACKER REALTY

## 9,139 sq. ft. of Industrial Space For Lease

### 73-75 Sealey Ave, Hempstead



#### Specifications:

**Building Size:** 30,000 sq. ft.  
**Lot Size:** 1.20 Acres  
**Office Space:** 100 sq. ft.  
**Ceiling Height:** 15.6'  
**Loading:** 1 Dock(s), 1 Drive-in(s)  
**Parking:** 1:1000  
**Sewers:** Yes

#### Pricing and Timing:

**Occupancy:** Immediately  
**Lease Price:** \$14.50/sq. ft.  
Modified gross

**Suite 2nd-1 • Second floor warehouse space • Ramp inside building up to second floor loading dock (interior ramp access)**

**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.

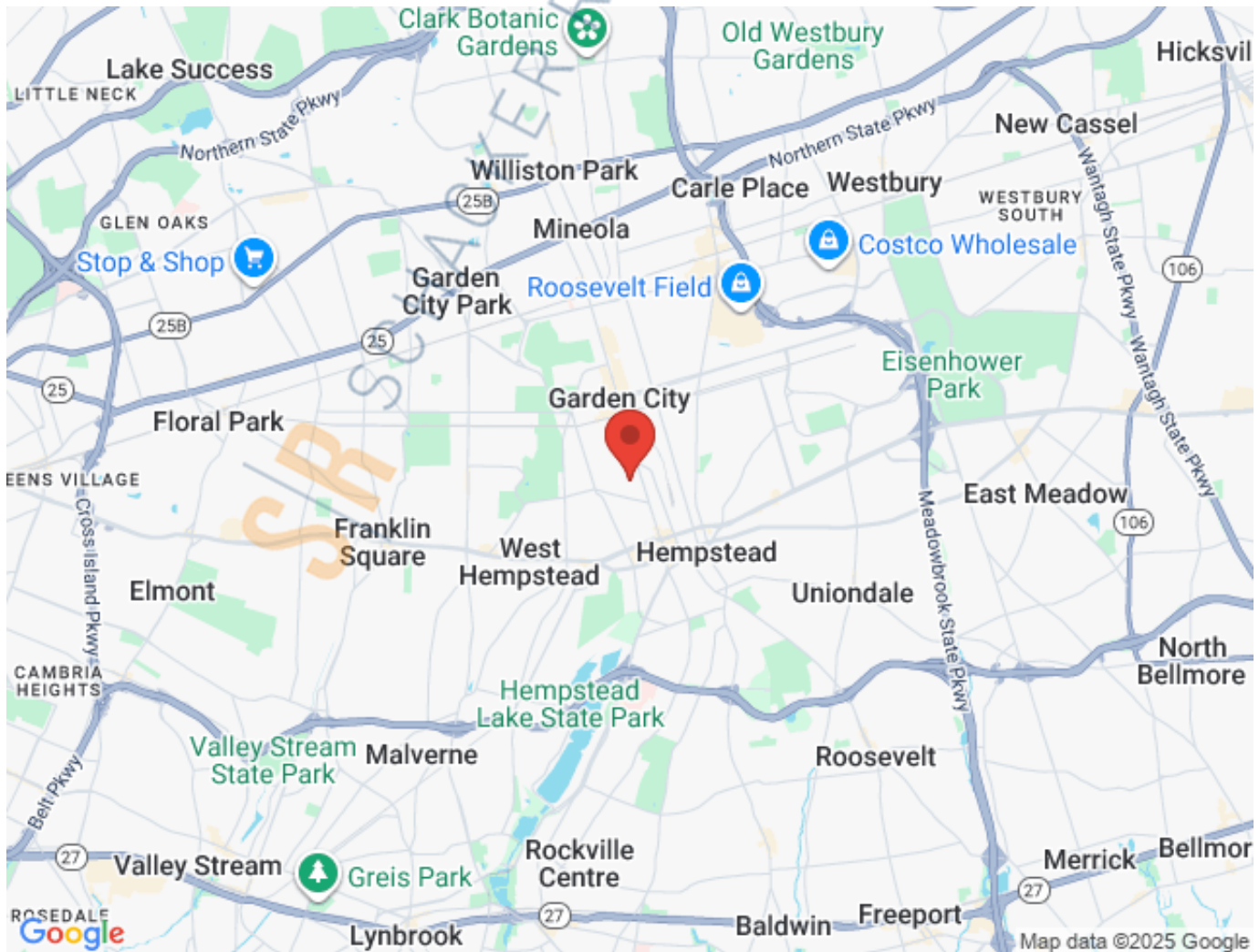
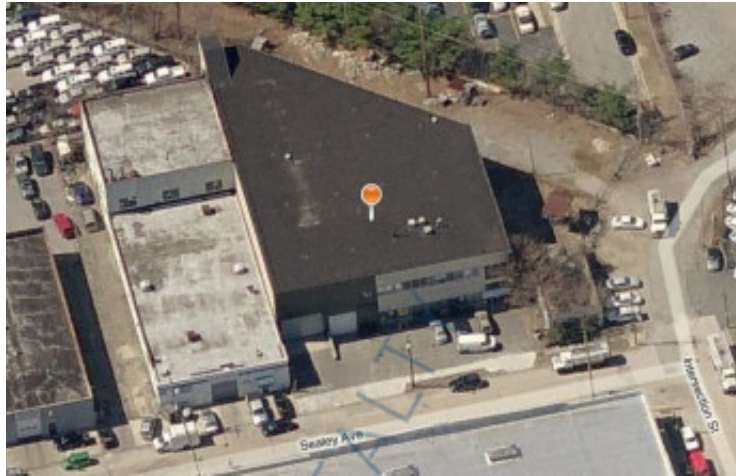
Measurements may be estimates and information shown should not be relied upon without independent verification.

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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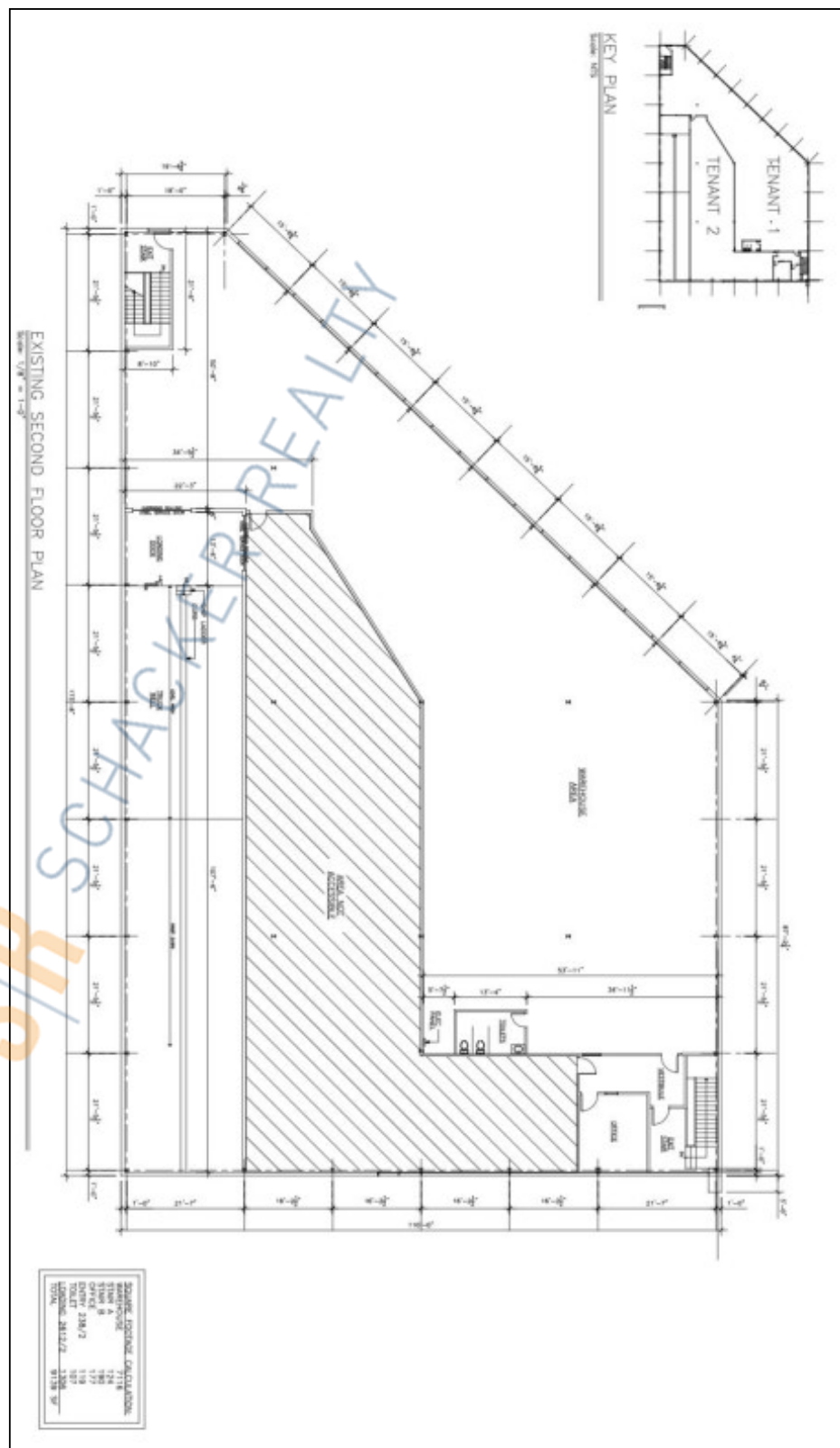


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COMMERCIAL RENT ROLL  
2024

73-75 Sealey Avenue  
Hempstead, New York 11550  
Sec 34 Bk 175 Lot 209

TENANT NAME	USE	UNIT # or ADDRESS	LEASED SQ. FT.	ORIGINAL LEASE START DATE	CURRENT LEASE TERMS	BASE MONTHLY RENT	RENT INCREASES	REAL ESTATE TAX
TRI STAR GRAPHICS INC.	PRINTING WAREHOUSE	1ST FLR	6,041	4/1/15	3/31/27	\$ 4,324.25	3%	22.68%
RELIABLE PRESS II INC.	COMMERCIAL PRINTING	1ST FLR	8,100	4/1/15	3/31/25	\$ 3,603.80	3%	31.50%
GOLDEN BAY ENTERPRISES	WAREHOUSE	2ND FLR	5,500	3/1/11	12/31/27	\$ 2,126.25	3%	14.52%
VACANT	WAREHOUSE	2ND FLR	9,139	***				35.48%
TOTAL SQ FT			28,780					

COMMENTS:

GENERAL TAX 2024 - \$8,186.71  
SCHOOL TAX 2024-2025 - \$56,651.29  
VILLAGE TAX 2024-2025 - \$32,238.45  
Tenants pay their proportionate share of real estate taxes  
Tenants pay their proportionate share of common area maintenance  
Tenants pay their proportionate share charges for building insurance – currently \$0.90 per sq ft.  
Reliable Press has a one 5-year lease renewal option

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