



SCHACKER REALTY

## 9,900 sq. ft. of Investment-Industrial Space For Lease 11 Sylvester St and 24 Kinkel St, Westbury



### Specifications:

|                   | <u>Property</u>        | <u>Available Space</u> |
|-------------------|------------------------|------------------------|
| Size:             | 19,983 sq. ft.         | 9,900 sq. ft.          |
| Lot Size:         | 0.77 Acres             |                        |
| Office Space:     | 4,150 sq. ft.          | 2,600 sq. ft.          |
| Ceiling Height:   | 14.6' @ 15,500 sq. ft. | 14.6'                  |
| Ceiling Height 2: | 14.0' @ 4,485 sq. ft.  |                        |
| Loading:          | 6 Drive-in(s)          | 2 Drive-in(s)          |
| Power:            |                        | 1,600 amps             |
| Sewers:           | Yes                    |                        |

### Pricing and Timing:

|              |                     |
|--------------|---------------------|
| Occupancy:   | Immediately         |
| Lease Price: | \$16.61/sq. ft. Net |

Two building investment sale • 11 Sylvester St - 4,485sf with 3 drive-ins • 24 Kinkel St - 15,500sf consisting of 13,950 sf warehouse and 1,550 sf office • Unit A 9,690sf is available for lease

**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.

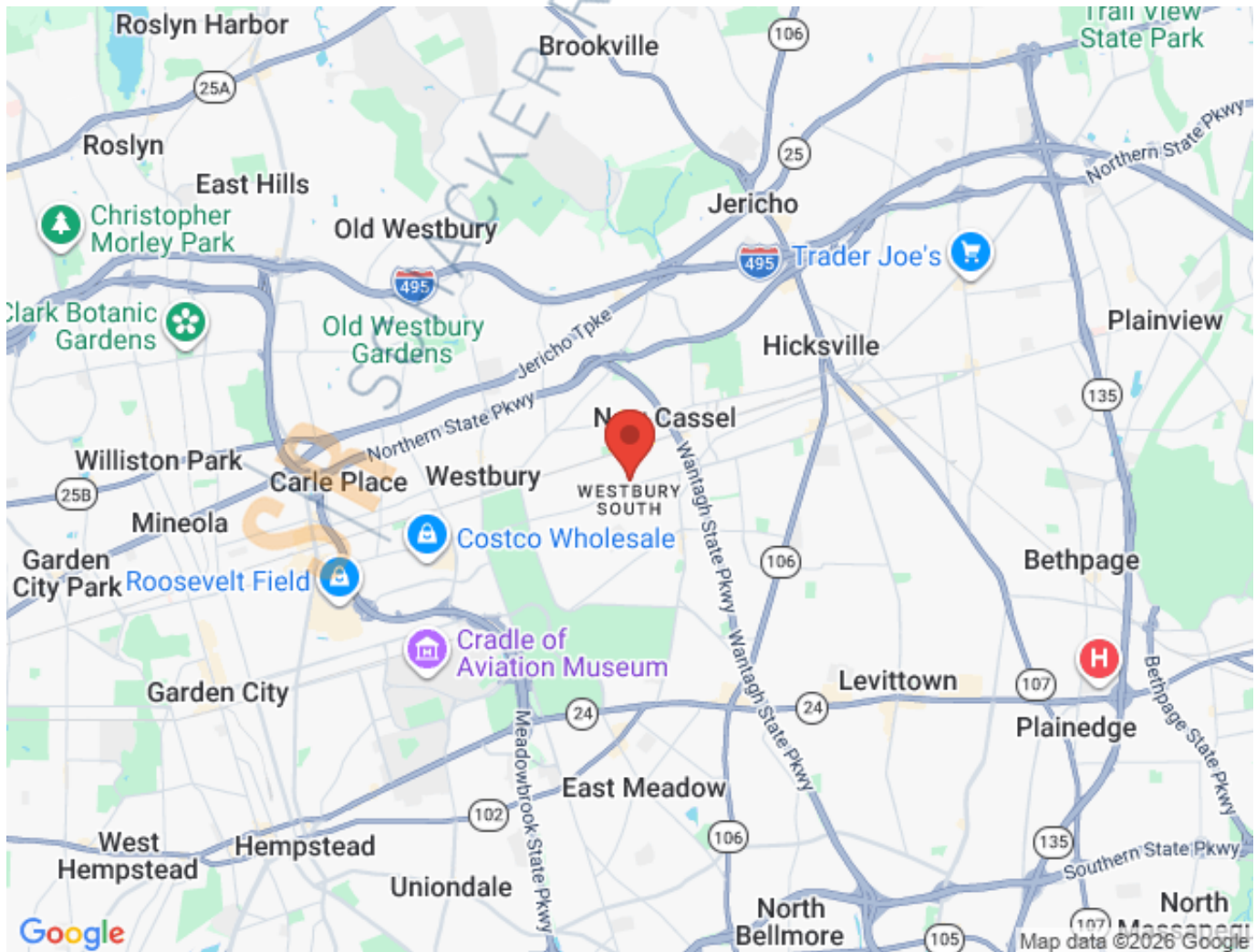
Measurements may be estimates and information shown should not be relied upon without independent verification.

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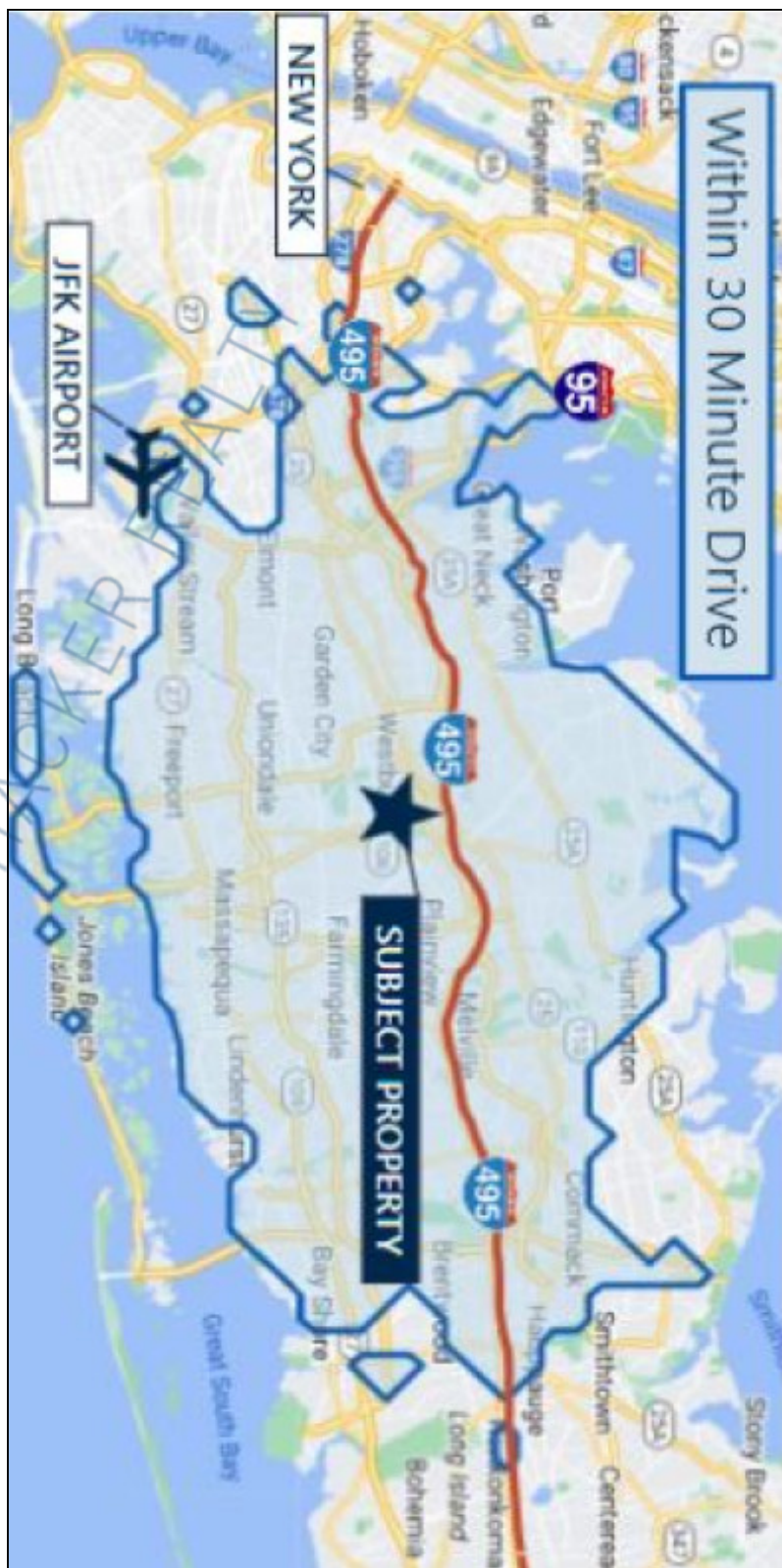
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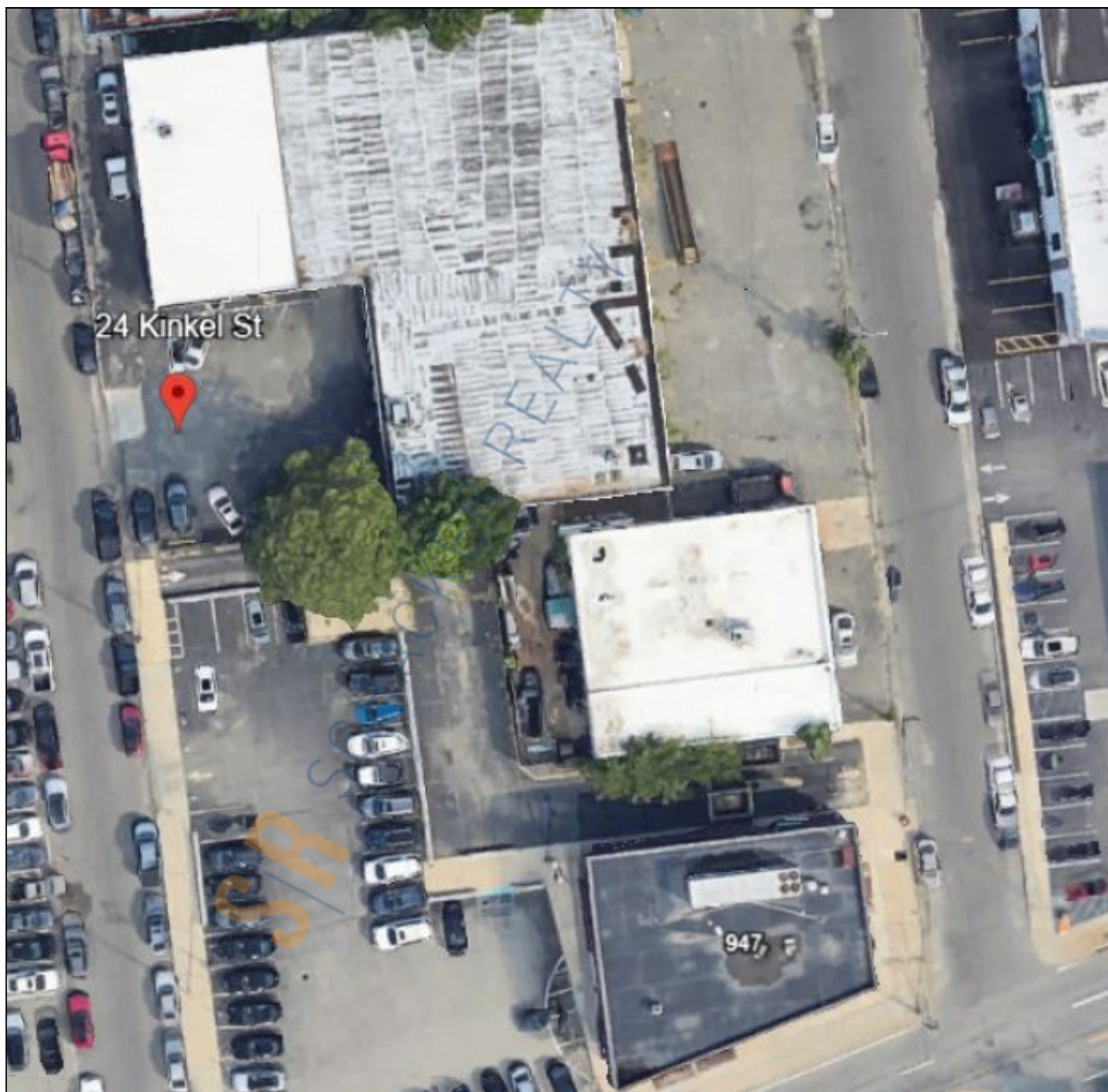
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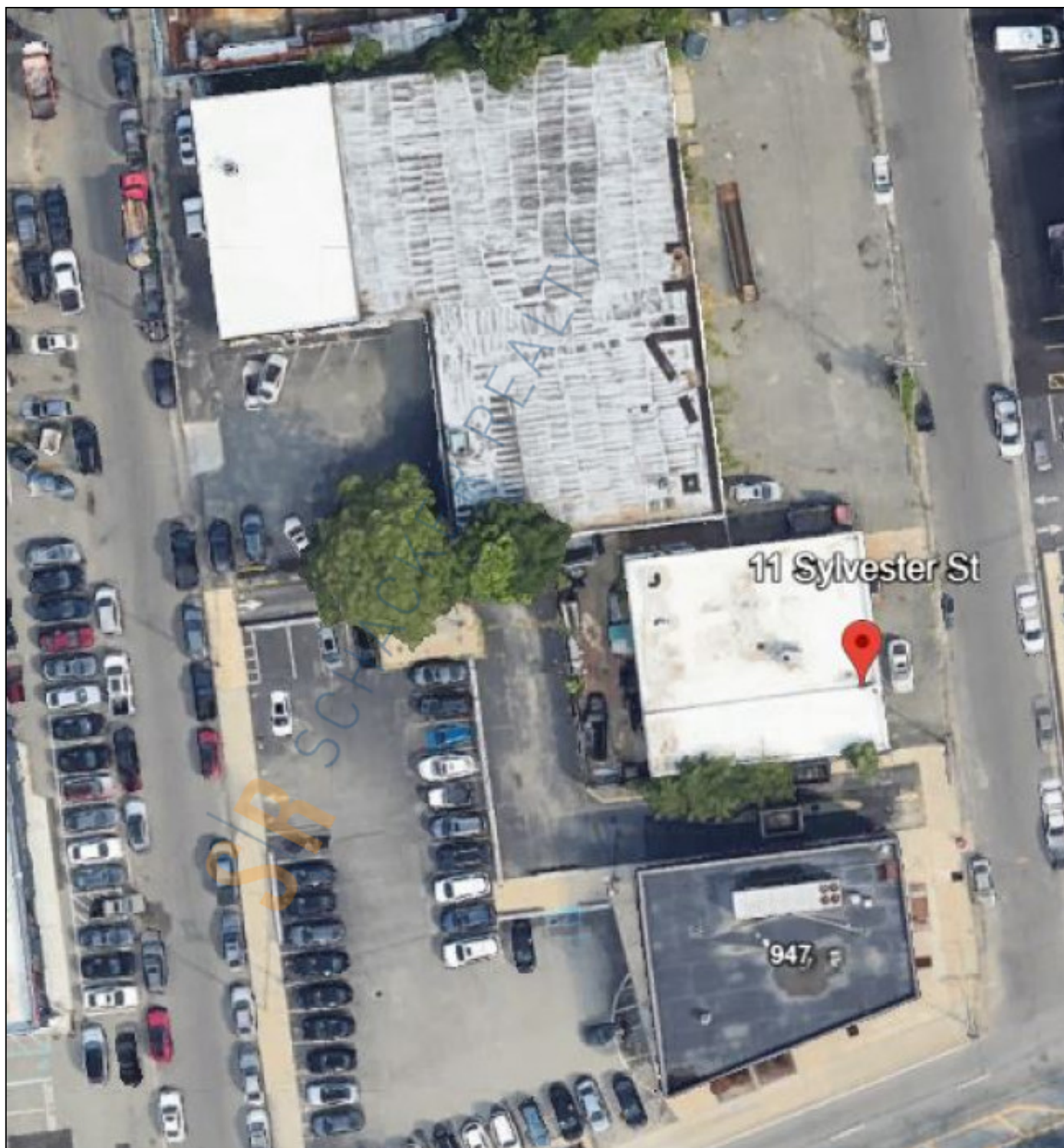
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