



**Industrial/R&D Property For Sale, Available: 4,062 sq. ft.**  
**39-41 Hutcheson Pl, Lynbrook**



**Specifications:**

**Building Size:** 4,062 sq. ft.  
**Lot Size:** 0.20 Acres  
**Office Space:** 30%  
**R&D Space:** 70%  
**Ceiling Height:** 10.0'  
**Loading:** 2 Drive-in(s)  
**Power:** 400 amps  
**A/C:** Full A/C  
**Parking:** 6  
**Sewers:** Yes

**Pricing and Timing:**

**Occupancy:** Immediately  
**Sale Price:** Call for Price  
**Taxes:** \$18,747.98 (\$4.61/sq. ft.)

**15 minutes to JFK Airport • Excellent location on a quiet street right off Merrick Rd, close to LIRR •  
Excellent location between Merrick Rd & Sunrise Hwy • Walking distance to public transportation & fast food • Plenty of building owned off-street parking**



**James Parnes, RE Salesperson**  
516-732-7864 (cell)  
631-293-3700 x45  
jp@schackerrealty.com

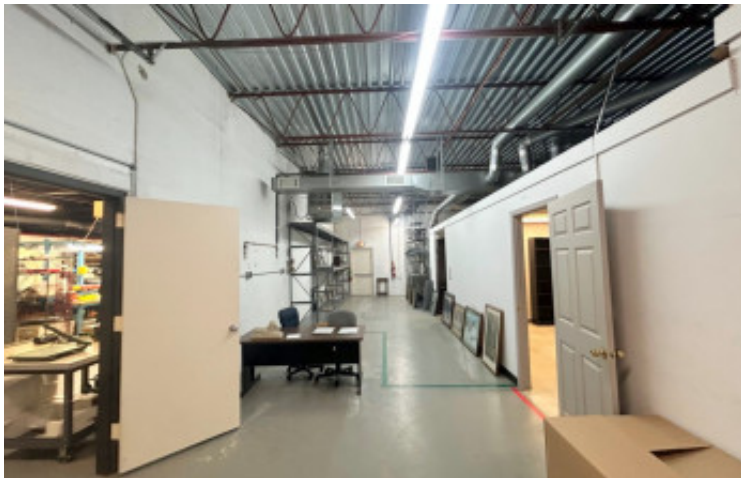


**Anthony Filipelli, RE Salesperson**  
516-312-2339 (cell)  
631-293-3700 x30  
af@schackerrealty.com



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