



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:	\$2,000,000 (\$492.37/sq. ft.)
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



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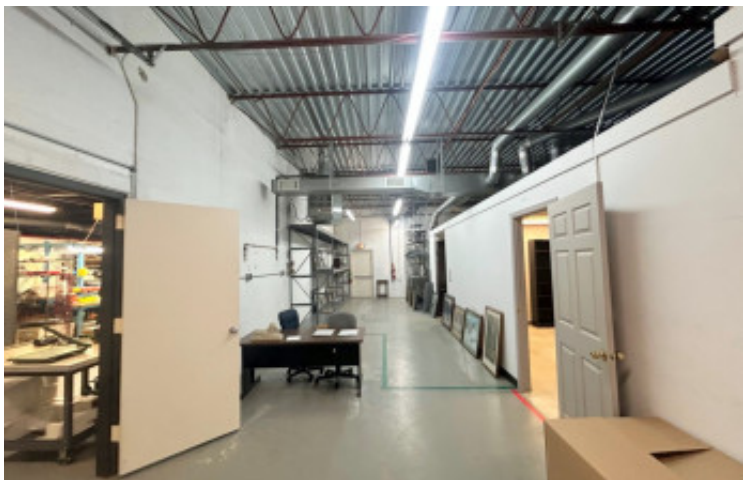
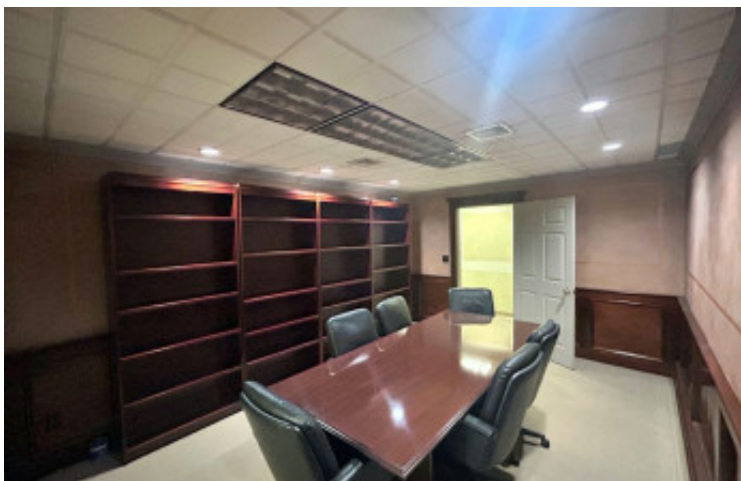


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