## Industrial/R&D Property For Sale, Available: 4,062 sq. ft.

39-41 Hutcheson PI, Lynbrook



## **Specifications:**

Building Size: 4,062 sq. ft. Lot Size: 0.20 Acres

Office Space: 30% R&D Space: 70% Ceiling Height: 11.0'

Loading: 2 Drive-in(s)
Power: 400 amps
A/C: Full A/C

Parking: 6 Sewers: Yes

## **Pricing and Timing:**

Occupancy: Immediately Sale Price: \$1,750,000

(\$430.82/sq. ft.)

Taxes: \$18,747.98 (\$4.61/sq.

ft.)

15 minutes to JKF 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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