

Industrial Property For Sale Or Lease, Available: 10,130 sq. ft. 74 State St, Westbury



Specifications:

Building Size:	10,130 sq. ft.
Lot Size:	0.23 Acres
Office Space:	40%
Ceiling Height:	19.6'
Loading:	1 Dock(s), 1 Drive-in(s)
Power:	400 amps
Sewers:	Yes

Pricing and Timing:

Occupancy:	4/1/25
Sale Price:	\$2,995,000
	(\$295.66/sq. ft.)
Lease Price:	\$ 20.95 Gross
Taxes:	\$39,464.66
	(\$3.90/sq. ft.)

Permissive Industrial B zoning • Rare central Nassau County high ceiling space with a loading dock • Full building steel mezzanine which can stay or be removed. • Divisible for owner/user seeking rental income.



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