



**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.



Gary Friedman, Vice President, Partner
516-375-7622 (cell)
631-293-3700 x33
gf@schackerrealty.com
RE Broker & Instructor



Jeffrey Horn, Vice President, Partner
516-459-8906 (cell)
631-293-3700 x47
jhorn@schackerrealty.com
Real Estate Broker