



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:	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 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

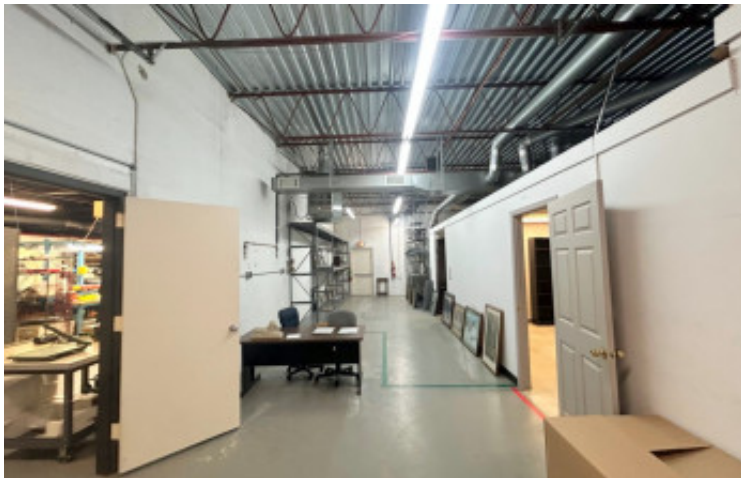
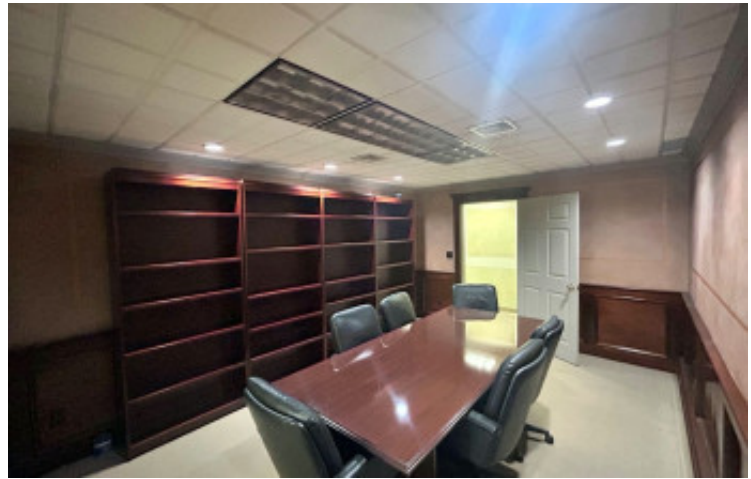


Anthony Filipelli, RE Salesperson
516-312-2339 (cell)
631-293-3700 x30
af@schackerrealty.com



SCHACKER REALTY

39-41 Hutcheson Pl, Lynbrook



All information is subject to errors, omissions, modification, and withdrawal.
Measurements may be estimates and information shown should not be relied upon without independent verification.

