



Proposed Property Specifications

- **Building Size:** 271,413 SF (Divisible)
 - **Ground Floor** - 143,270 SF
 - **Lower Level** - 128,143 SF
- **Ceiling Height:** 16'6 - 20' clear
- **Column Grid:** 26' X 25'
- **Loading:** Build to Suit
- **Parking:** 1,495 spaces
- **Zone:** General Business (GB)

Property Highlights

- Centrally located in Nassau County
- Proximity to Long Island Expressway, Northern State Parkway, and other local amenities
- Easy access to Queens, Brooklyn, & Manhattan
- Walking distance to Hicksville LIRR

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Steel Equities

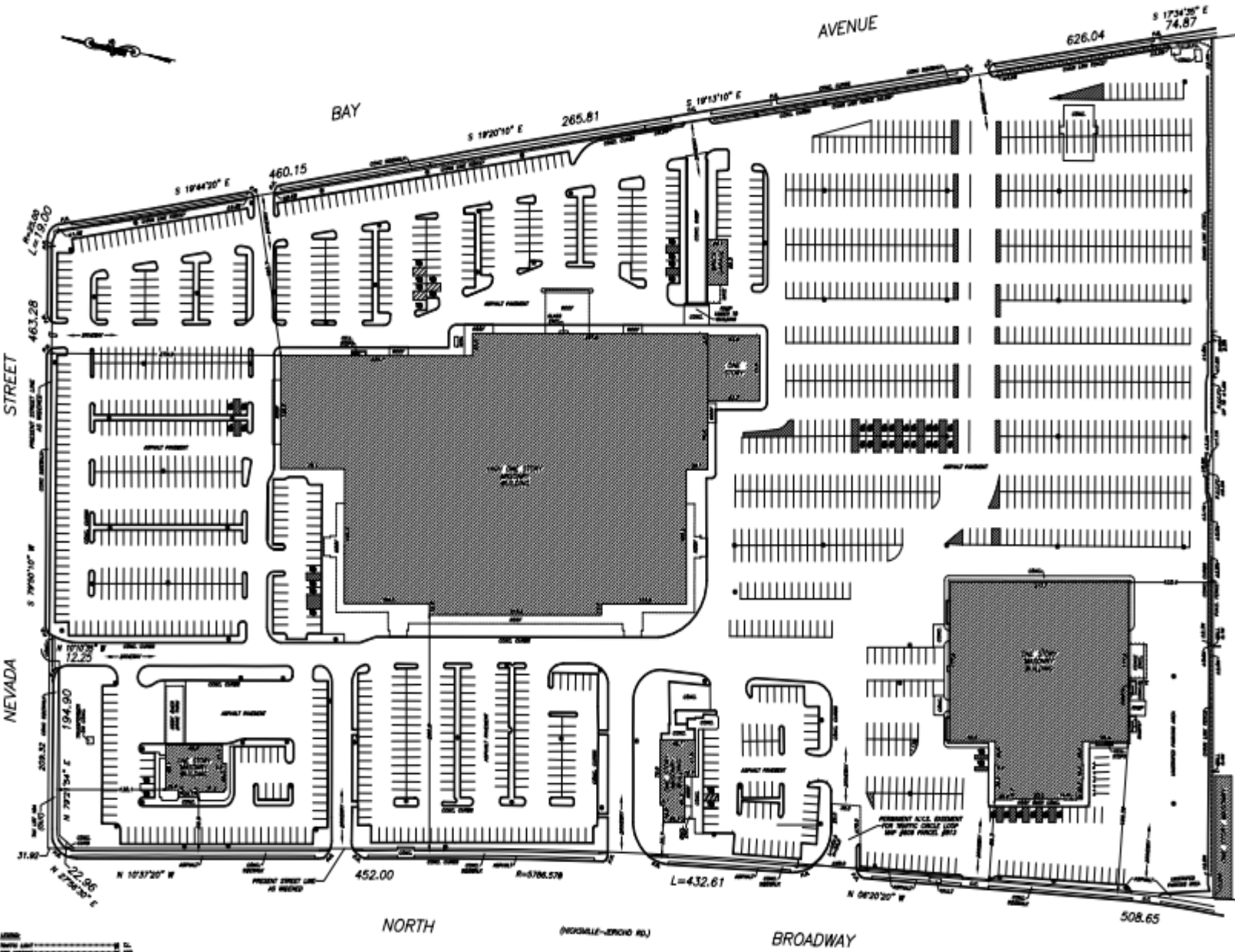
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Bethpage, New York 11714



195 North Broadway, Hicksville, NY

Prominent New Retail Space in the Heart of Long Island



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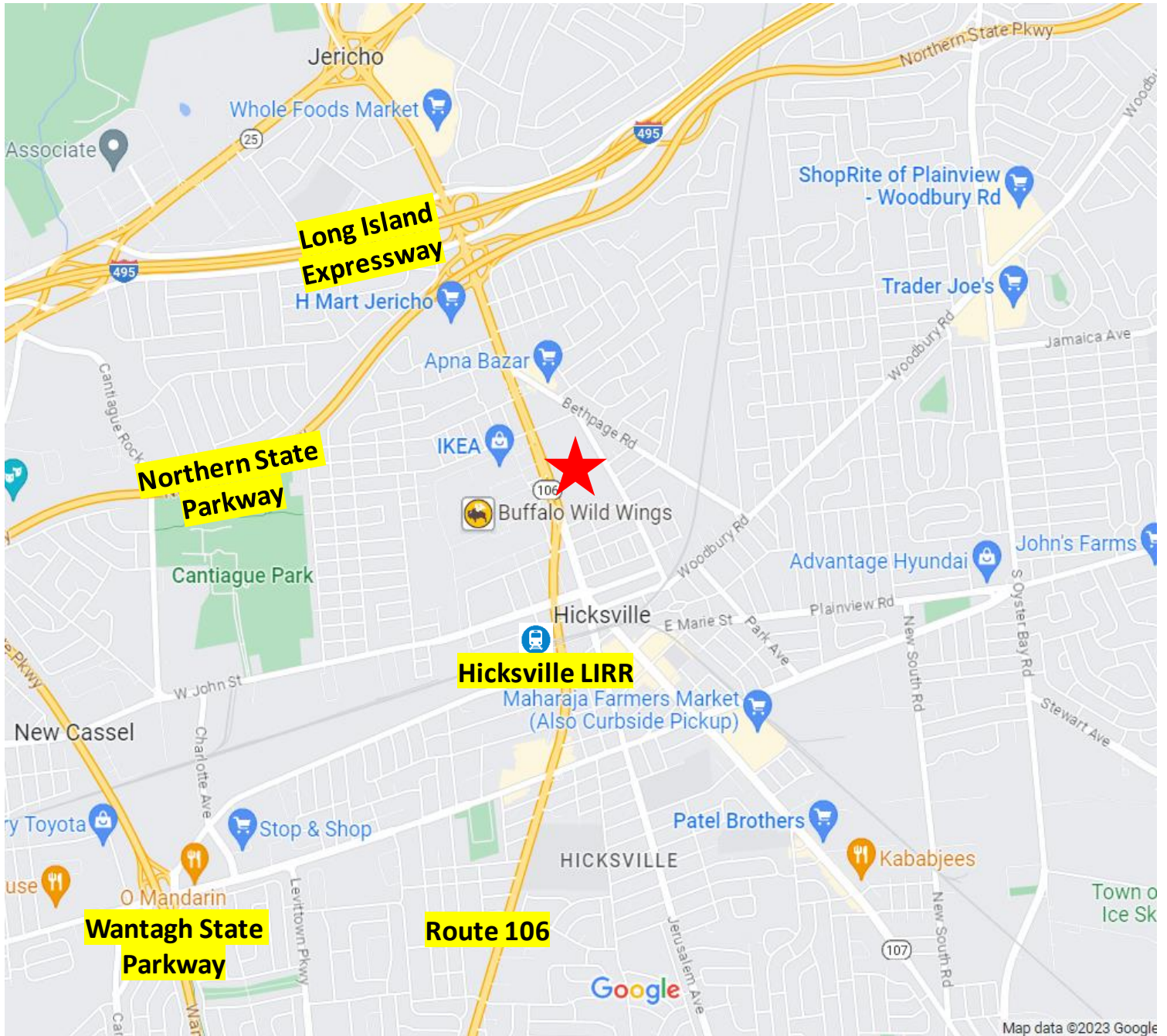
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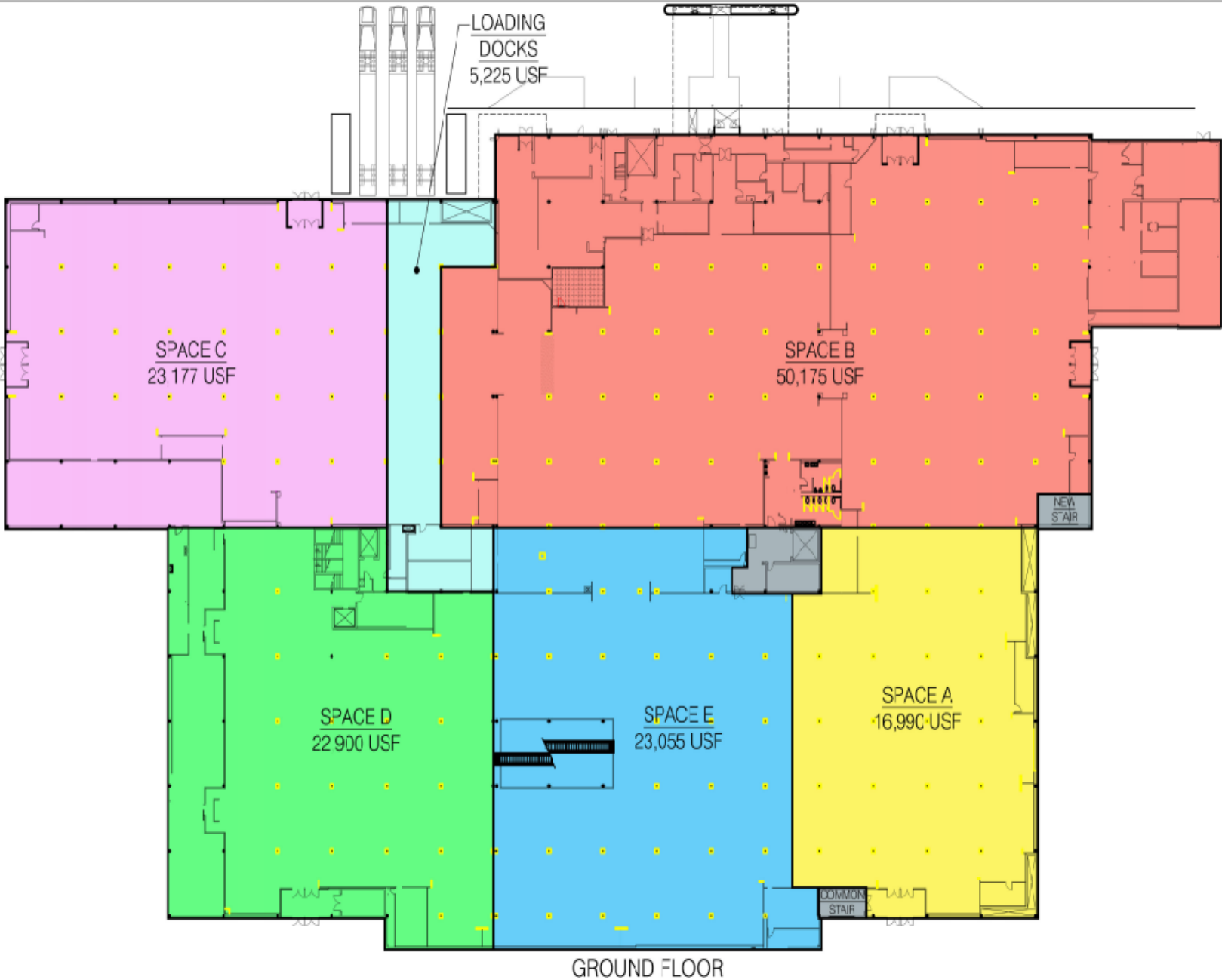
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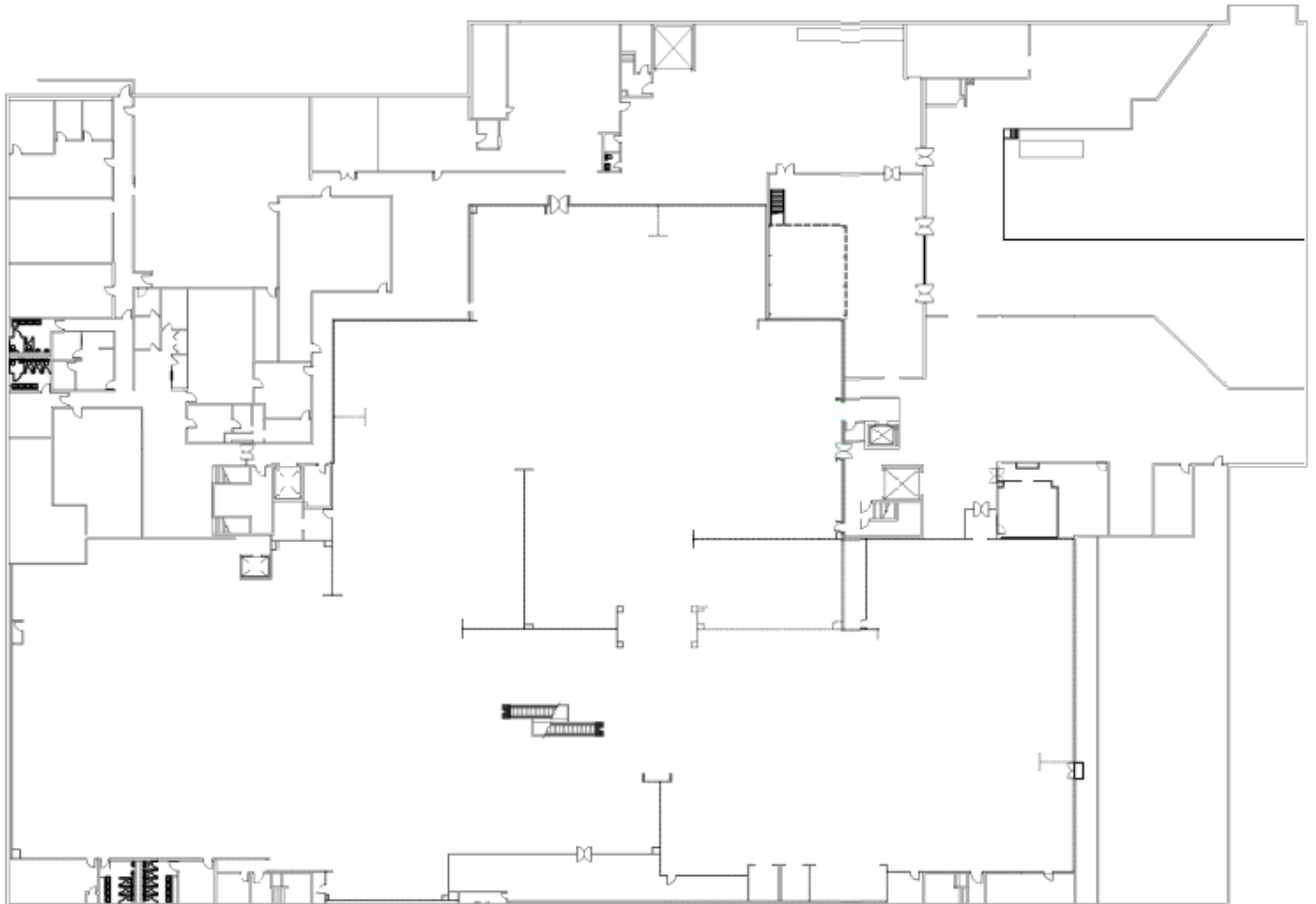
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Lower Level



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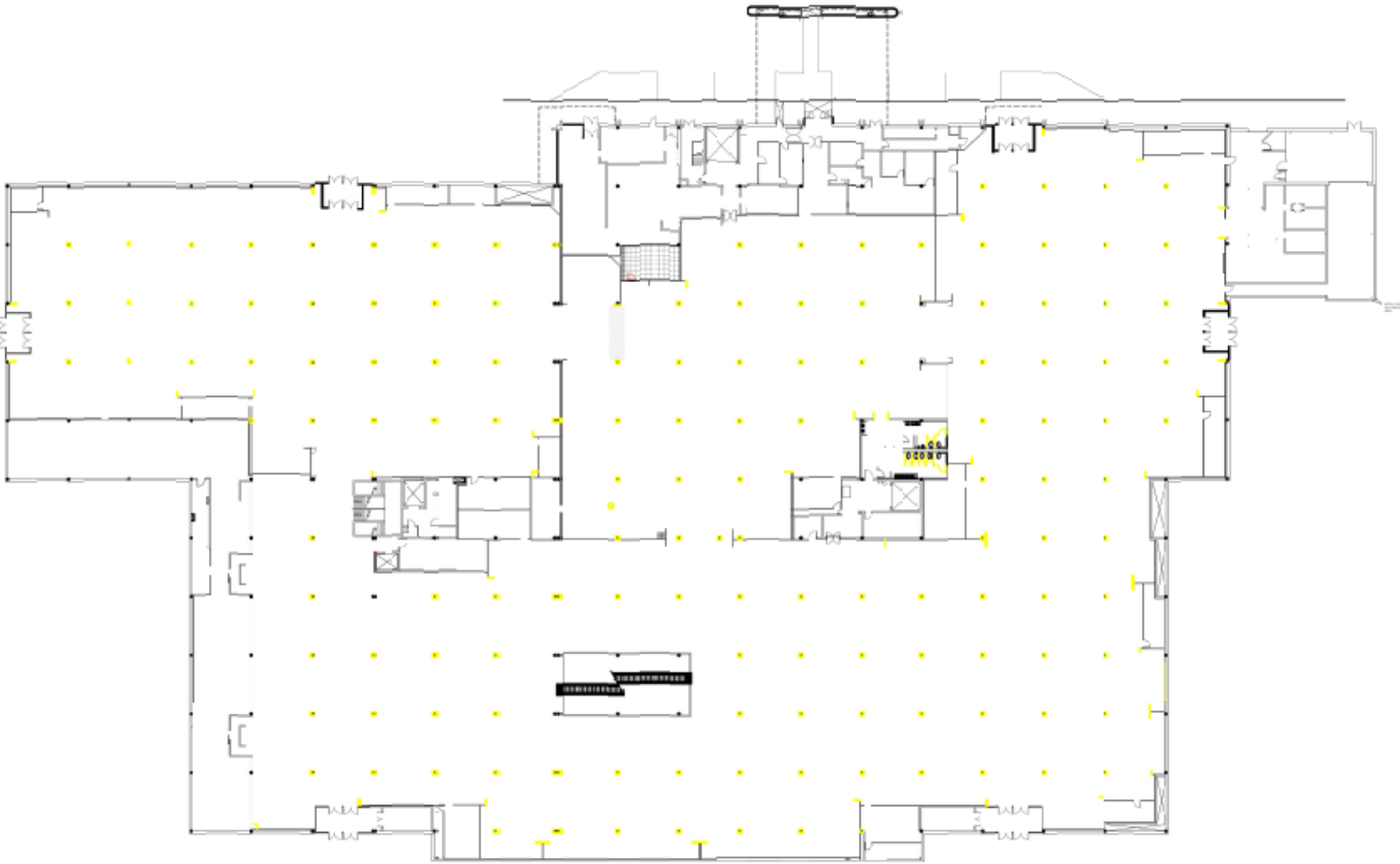


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Ground Floor



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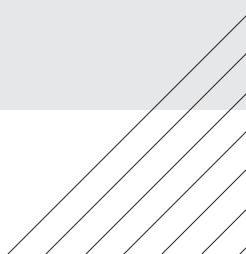
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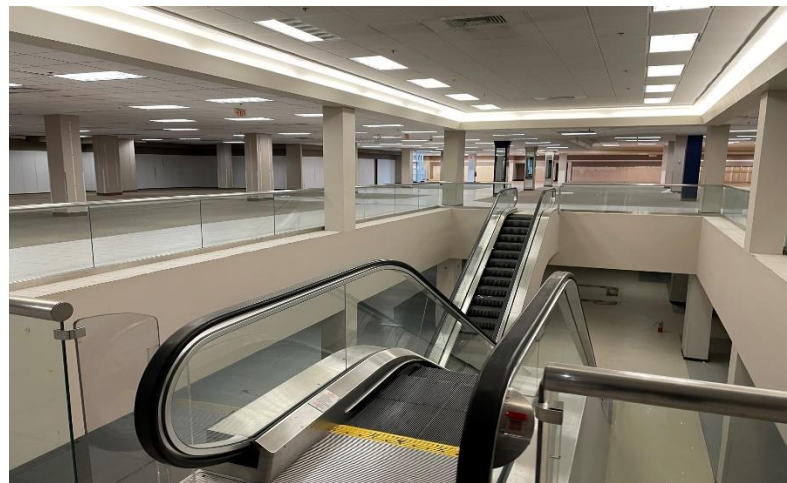
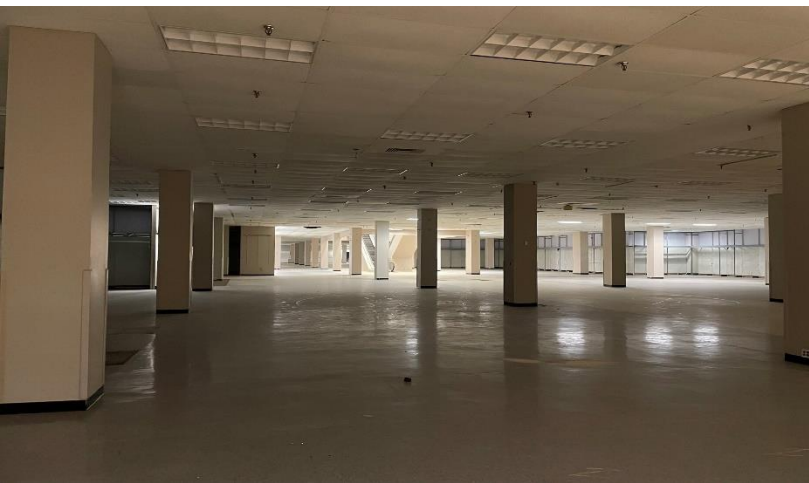
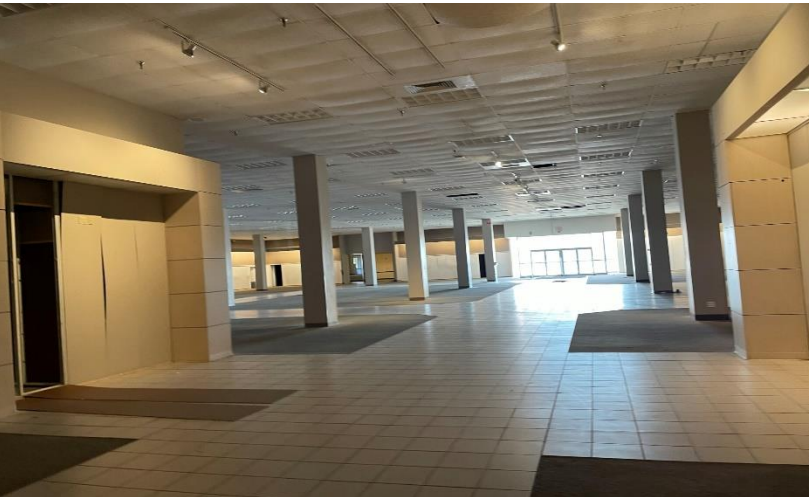
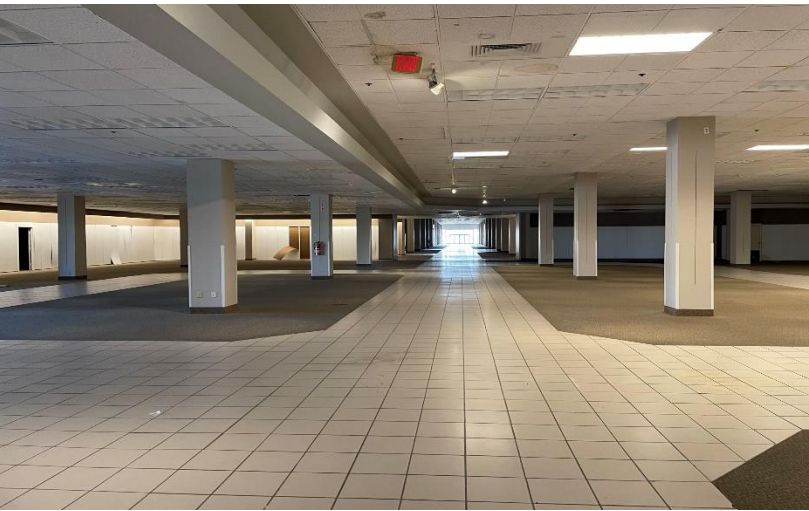
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