



**Industrial/Investment Property For Sale Or Lease, Available: 8,660 sq. ft.  
Minimum Division 6,900 sq. ft.  
51 Rushmore St, Westbury**



**Specifications:**

	<u>Property</u>	<u>Available Space</u>
Size:	15,660 sq. ft.	8,660 sq. ft.
Lot Size:	0.69 Acres	
Office Space:	3,000 sq. ft.	3,000 sq. ft.
Ceiling Height:	16'	16.0'
Loading:	1 Dock(s), 2 Drive-in(s)	1 Drive-in(s)
Power:	800 amps	400 amps
A/C:	Offices Only	Offices Only
Parking:	20	10

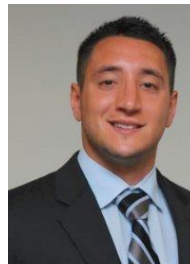
**Pricing and Timing:**

Occupancy:	Immediately
Sale Price:	Call for Price
Lease Price:	\$ 18.00 Gross
Taxes:	\$59,250.68 (\$3.78/sq. ft.)

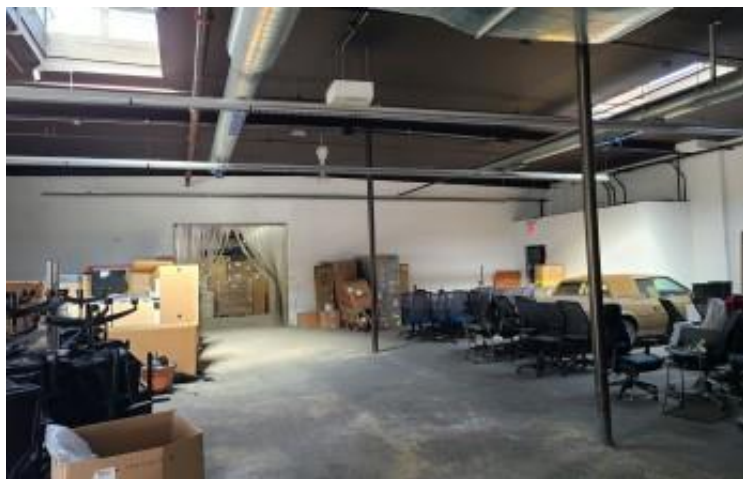
**Lease or User/Investor opportunity!** • Owner willing to lease back +/- 7000 sf rear warehouse space  
• Retail visibility from Old Country Road • Newly-renovated office space • Easily divisible with two separate gas/electric/water services



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Measurements may be estimates and information shown should not be relied upon without independent verification.

