

BUILDING FOR SALE OR LEASE

41 BETHPAGE ROAD
HICKSVILLE, NY

**PRICE
REDUCTION!**



BUILDING SPECIFICATIONS:

Building Size:	+/- 6,359 SF Freestanding
Plot Size	+/- 21,291 SF
Office	+/- 2,265 SF (+/- 1,293 SF 2nd floor)
Loading	Four (4) Drive-Ins
Ceiling Ht.	+/- 16'
Heat	Gas
Sprinklered	No
Power	400 Amps @ 480
Lease Price:	\$17.00 PSF Gross (Gross rent includes base year real estate taxes)
Sale Price:	\$2,250,000.00 \$1,650,000.00 Reduced!
Real Estate Taxes:	\$15,436.17 (2010 General) \$20,669.04 (2009/2010 School) \$36,105.21

COMMENTS:

- +/- 332 SF steel mezzanine to remain
- 3 ton crane located in warehouse to remain
- Section 12
- Block 174
- Lot 437
- Light Industrial Town of Oyster Bay

EXCLUSIVE AGENT:

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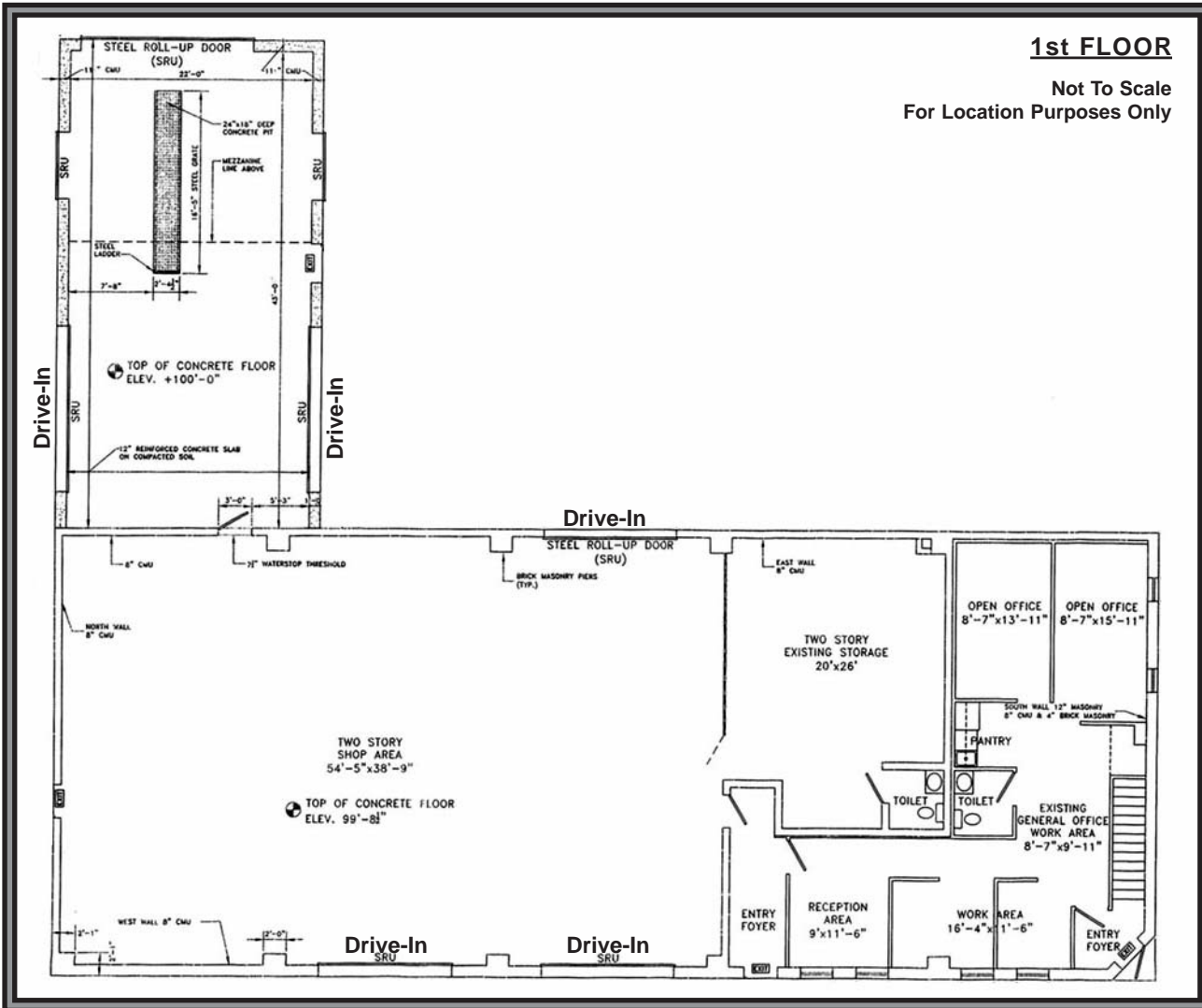
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SUTTON & EDWARDS
COMMERCIAL REAL ESTATE 

FLOOR PLANS:

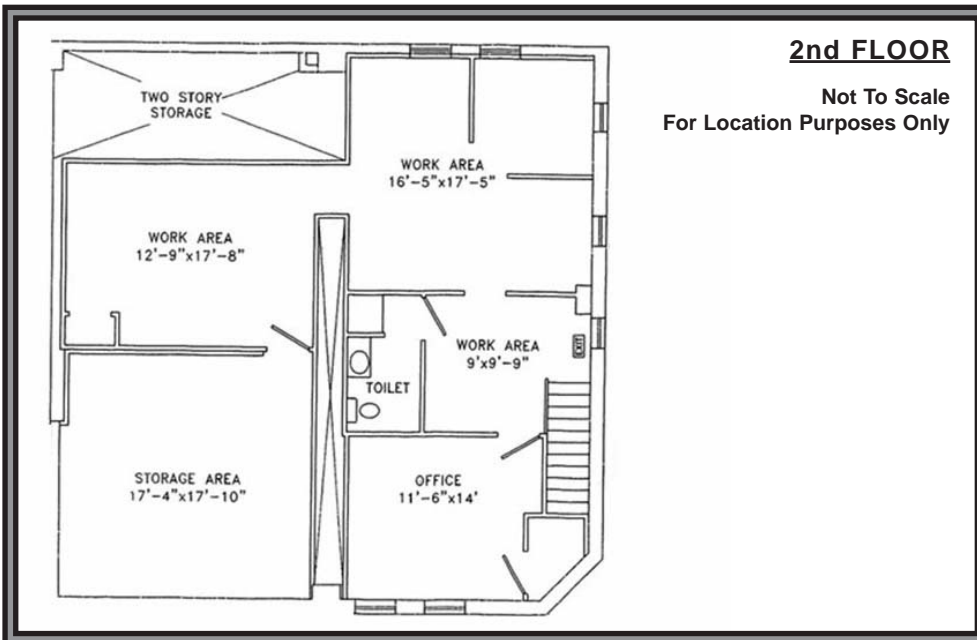
1st FLOOR

Not To Scale
For Location Purposes Only



2nd FLOOR

Not To Scale
For Location Purposes Only



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