

# INDUSTRIAL/OFFICE SPACE FOR SUBLEASE

100 ANDREWS ROAD  
HICKSVILLE, NY

**25'  
Ceilings!**



## BUILDING SPECIFICATIONS:

**Space Available:** +/- 3,710 RSF (Office Only)  
+/- 17,600 RSF (Warehouse Only)  
(See Inside For Details)

**Sublease Term:** Through 12/30/16  
Immediate Occupancy

## COMMENTS:

- Excellent Distribution Facility
- Close Proximity to the Long Island Expressway (Exit 41) & the Hicksville LIRR Station
- Typical Column Spacing 24' x 32'

## EXCLUSIVE AGENT:

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**SUTTON &  
EDWARDS**  
COMMERCIAL REAL ESTATE

**TCN**  
COMMERCIAL TRADING NETWORK

## **SUBLEASE OPTIONS:**

### **OPTION A**

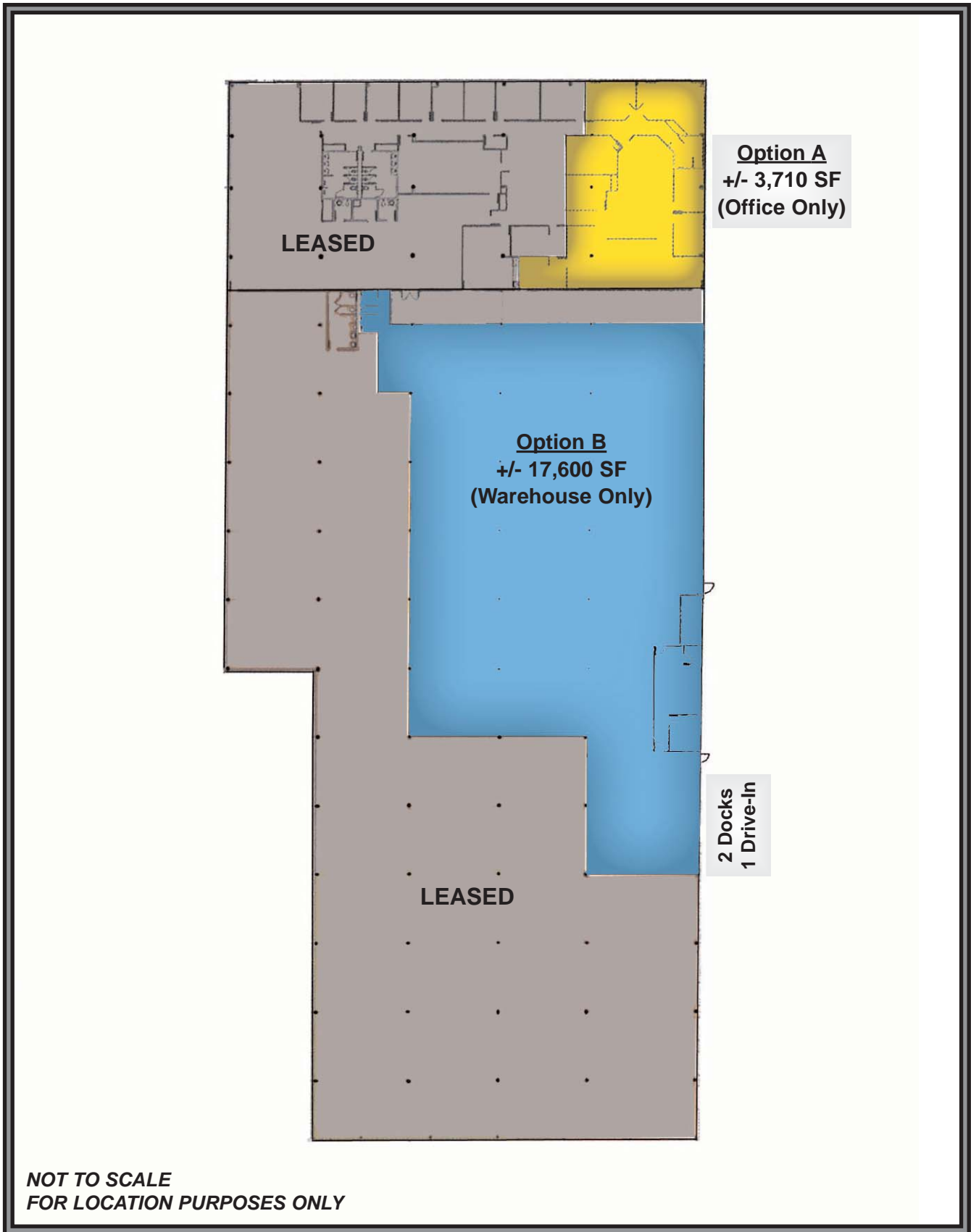
**Space Available :** +/- 3,710 SF (Additional Office Space Possible)  
**Office:** 100%  
**Parking:** Fifteen (15) Cars  
**Term:** Through 12/30/16  
**Cleaning:** By Tenant  
**Sublease Price:** \$15.00 PSF + \$3.00 PSF For Energy

### **OPTION B**

**Space Available :** +/- 17,600 SF  
**Office** None  
**Ceiling Height:** +/- 25'  
**Heat:** Gas  
**Sprinklered:** Yes  
**Loading:** 2 Loading Docks (With Levelators)  
1 Drive-In  
**Term:** Through 12/30/16  
**Sublease Price:** \$9.00 PSF Gross (Gross Rental Includes  
Utilities & CAM Charges)  
**Comments:** Month-to-month lease up to full sublease term.  
One Bathroom.

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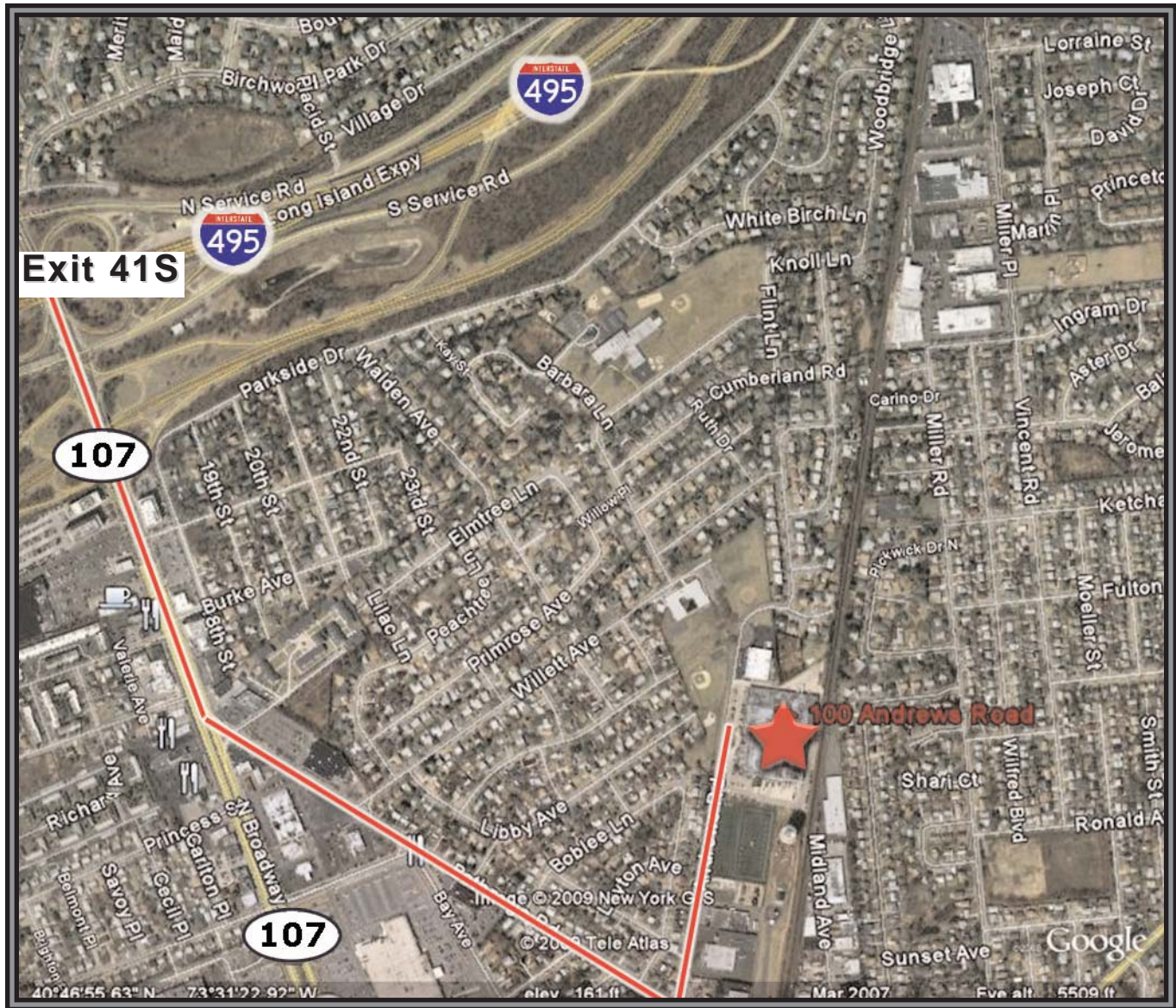
**FLOOR PLAN:**



**NOT TO SCALE  
FOR LOCATION PURPOSES ONLY**

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**AERIAL MAP:**



**+/- 1.5 Miles To LIE**

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