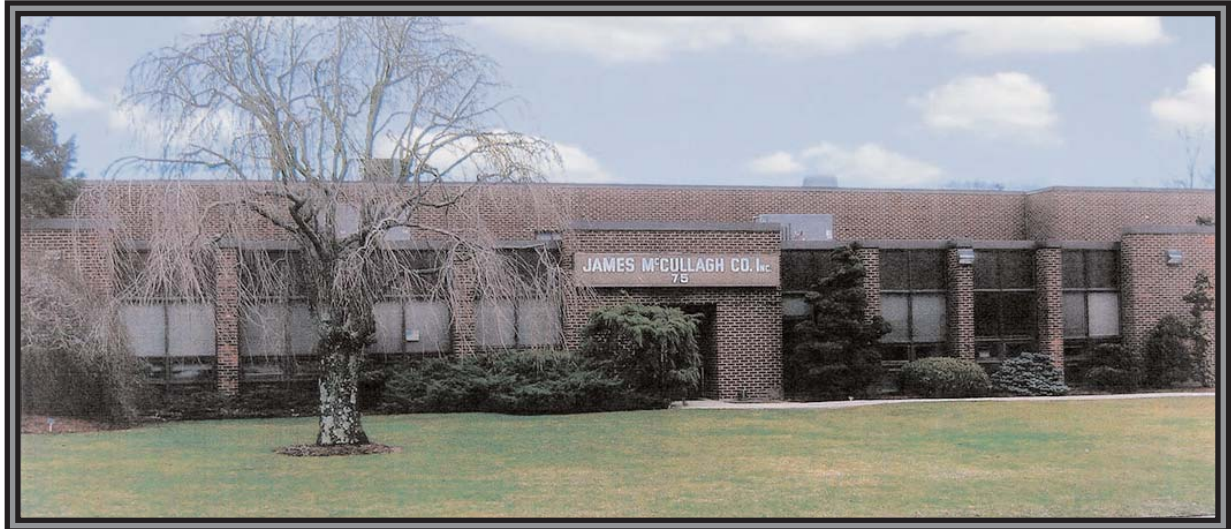


INDUSTRIAL BUILDING FOR SALE

75 EAST BETHPAGE ROAD PLAINVIEW, NY



BUILDING SPECIFICATIONS:

Building Size:	+/- 22,501 SF +/- 14,989 SF (First Floor) +/- 7,512 SF (Second Floor)																									
Plot:	+/- 1.25 Acres																									
Office:	+/- 9,118 SF (+/- 40%) +/- 3,663 SF (First Floor) +/- 5,455 SF (Second Floor)																									
Warehouse:	+/- 13,383 SF +/- 11,326 SF (First Floor) +/- 2,057 SF (Second Floor)																									
Loading:	5 Drive-Ins <table><thead><tr><th></th><th colspan="2">SIDE</th><th colspan="2">REAR</th></tr><tr><th>Height</th><th></th><th>Width</th><th>Height</th><th>Width</th></tr></thead><tbody><tr><td>14'</td><td>x</td><td>21'8"</td><td>12'</td><td>x 10'</td></tr><tr><td>18'</td><td>x</td><td>17'8"</td><td>12'</td><td>x 12'</td></tr><tr><td>18'</td><td>x</td><td>17'8"</td><td></td><td></td></tr></tbody></table>		SIDE		REAR		Height		Width	Height	Width	14'	x	21'8"	12'	x 10'	18'	x	17'8"	12'	x 12'	18'	x	17'8"		
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18'	x	17'8"	12'	x 12'																						
18'	x	17'8"																								
Heat:	Gas																									
Ceiling Ht.:	+/- 8'6" Under Mezzanine, +/- 18' In Balance of Warehouse (+/- 4,571 SF)																									
Parking:	67 Spots																									
Power:	800 Amps @ 208 Voltage 3 Phase																									
Sprinklered:	Fully																									
RE Taxes:	\$35,793.096 (2009 General) \$53,913.04 (2008/2009 School) \$89,706.13 (\$3.99 PSF)																									
Sale Price:	\$3,720,000.00																									

COMMENTS:

- Seller will consider leaseback of +/- 7,512 SF 2nd Floor
- Section 13, Block 88, Lot 15
- Town of Oyster Bay
- Zoned H Light Industrial
- **Office Conversion Up To +/- 19,000 SF**

EXCLUSIVE AGENT:

TED TRIAS | Senior Executive Director
516.328.6500 x 702
ttrias@suttonandedwards.com

JOSH SOMMER | Associate
516.328.6500 x 586
jsommer@suttonandedwards.com

1981 MARCUS AVENUE
LAKE SUCCESS, NY 11042
T. 516.328.6500
F. 516.328.6749

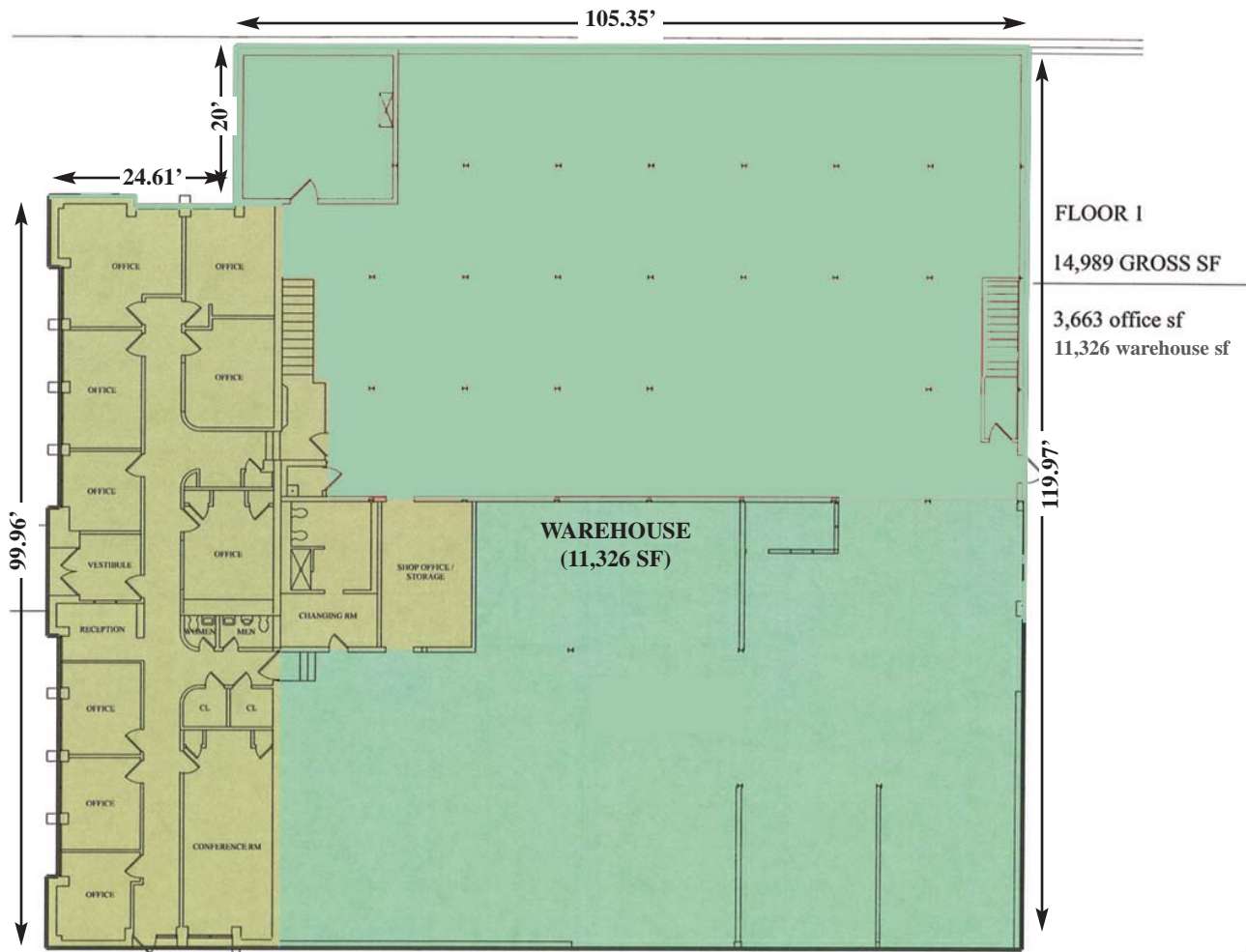
www.suttonandedwards.com

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SUTTON & EDWARDS
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE

FIRST FLOOR:



FIRST FLOOR

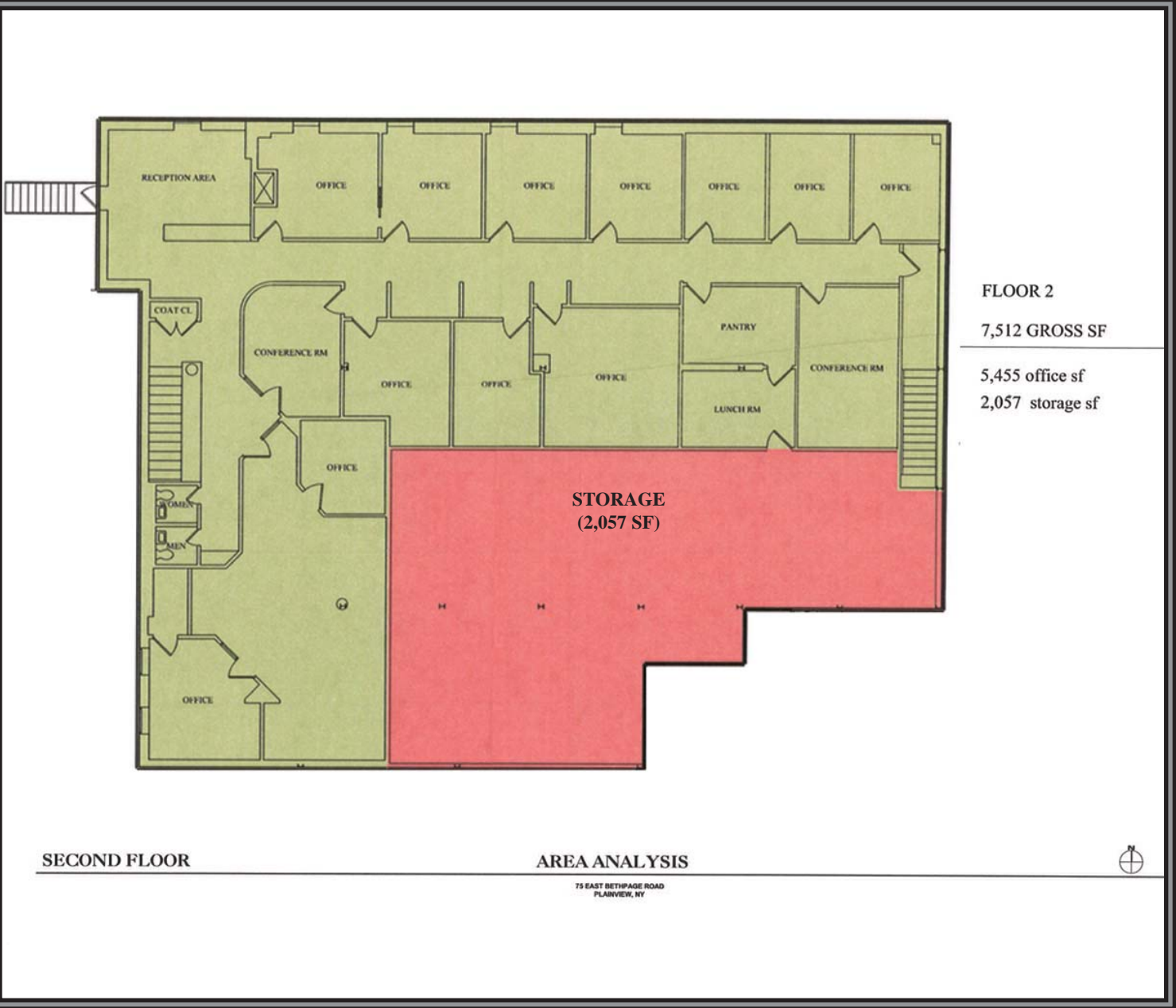
AREA ANALYSIS

75 EAST BETHPAGE ROAD
PLAINVIEW, NY

NOT TO SCALE
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SECOND FLOOR:



FLOOR 2
7,512 GROSS SF
5,455 office sf
2,057 storage sf

SECOND FLOOR

AREA ANALYSIS

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PLAINVIEW, NY

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