

NOW AVAILABLE VACANT!

INDUSTRIAL BUILDING FOR SALE

2200 MARCUS AVENUE

NEW HYDE PARK, NY (ON LAKE SUCCESS BORDER)



BUILDING SPECIFICATIONS:

Building Size:	+/- 26,000 SF
Office:	+/- 6,000 SF
Plot:	+/- 1.52 Acres
Loading:	3 Drive-Ins
Power:	2400 Amps @ 480V
Ceiling Ht.:	+/- 14'
Air Conditioned:	Fully (100 Tons-Total Capacity)
Parking:	Ample
Real Estate Taxes:	\$ 115,000.00
Asking Sale Price:	\$5,495,000.00 \$4,950,000.00 \$3,450,000.00 REDUCED!

COMMENTS:

- Superb location - right off the LIE, exit 34
- Great for R&D / Industrial user
- Delivered vacant
- Section: 8 Block: G Lots: 170,173

EXCLUSIVE AGENT:

JB (JEFF) SCHWARTZBERG | Senior Director
516.328.6500 x 522
jbs@suttonandedwards.com

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

200 THIRTEENTH AVENUE
RONKONKOMA, NY 11779
T. 631.389.2900
F. 631.389.2920

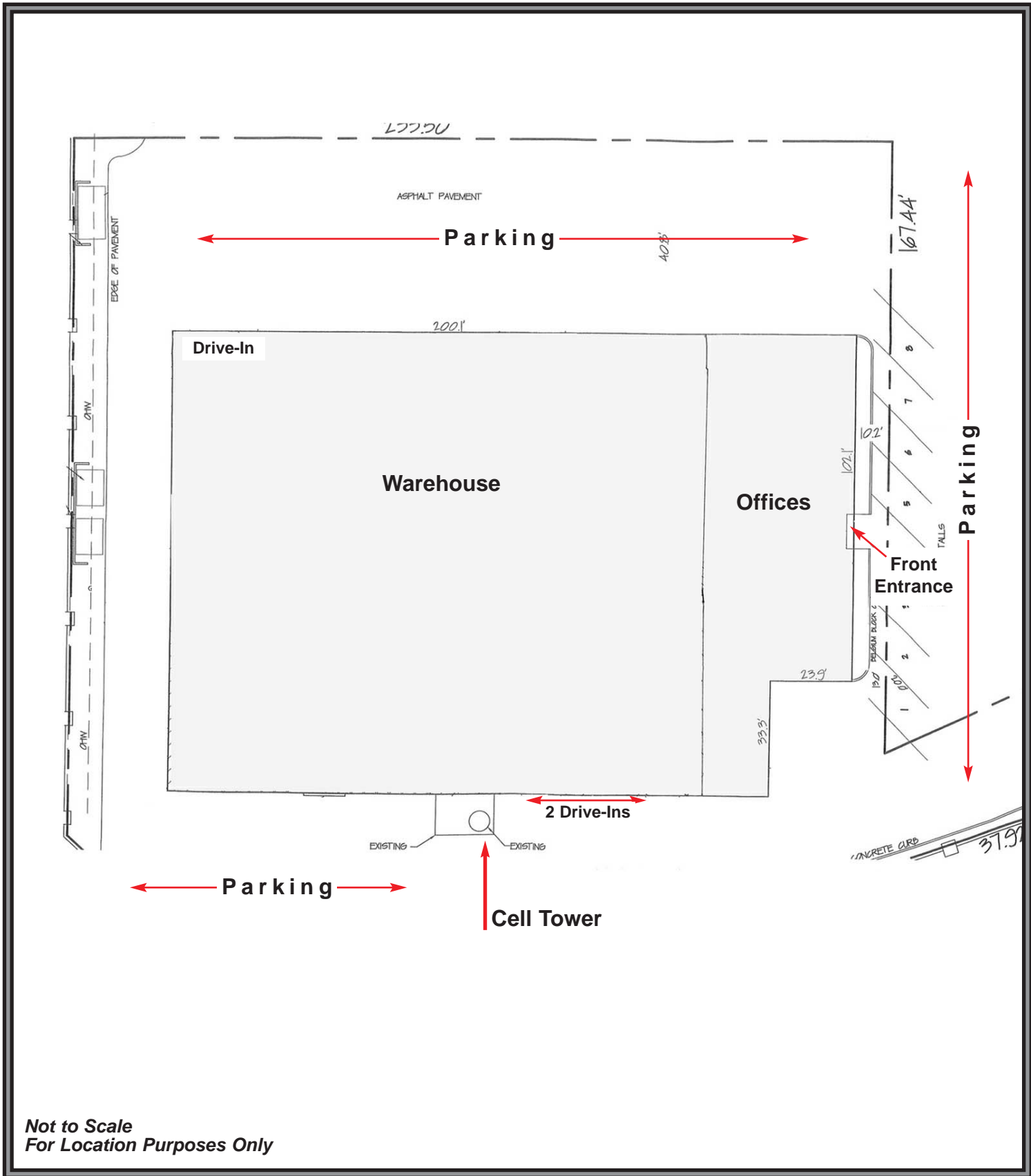
www.suttonandedwards.com

VACANT!

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SUTTON & EDWARDS
COMMERCIAL REAL ESTATE

SITE PLAN:



**Not to Scale
For Location Purposes Only**

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