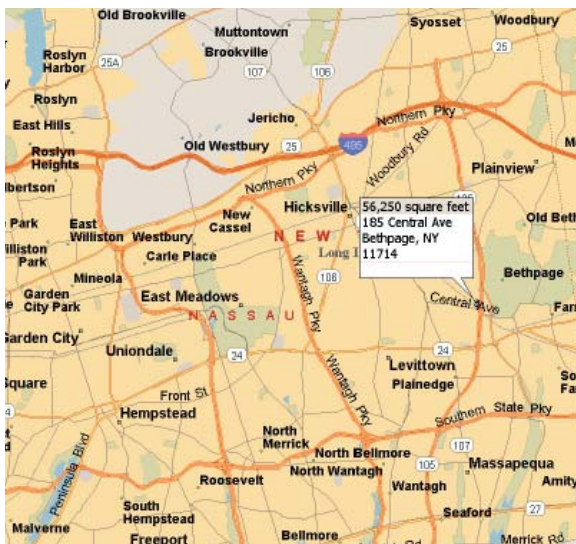




Your Corporate Real Estate DepartmentSM

Corporate Headquarters - Central Nassau County *56,250 Square Foot Office Building*

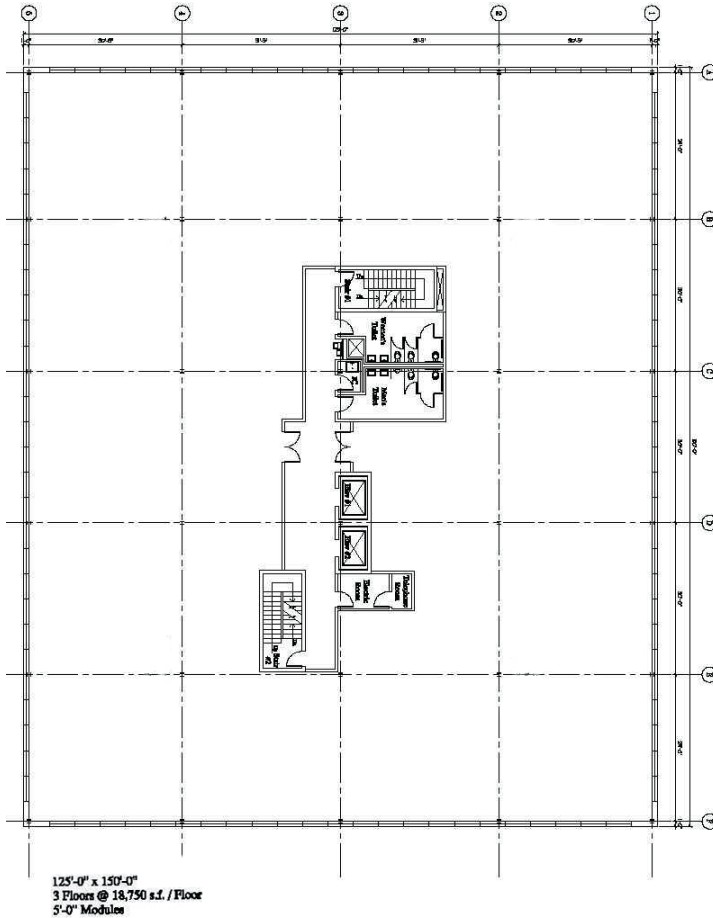
187 Central Avenue, Bethpage, New York



Prime Corporate Headquarters - Office building to be built by major developer. Fronts on the Seaford - Oyster Bay Expressway, minutes from the Northern State Parkway and the Long Island Expressway

- Suitable for high visibility corporate headquarters
- Projected 2008 delivery
- Sewers, gas, and water located in street
- Frontage on expressway
- Site is clear, level, zoned and ready to build
- Short distance to Northern State Parkway and the Long Island Expressway

Your Corporate Real Estate Departmentsm



187 Central Avenue Bethpage, New York

Description:

Office building site that will support a 3 story, 56,250 square foot office building.

Location:

Prime location in the middle of Nassau County, immediately adjacent to the Seaford Oyster Bay Expressway and a few minutes to the Northern State Parkway and the Long Island Expressway. Other corporate headquarters in the immediate vicinity include King Kullen, Sleepy's and Kravet Fabrics.

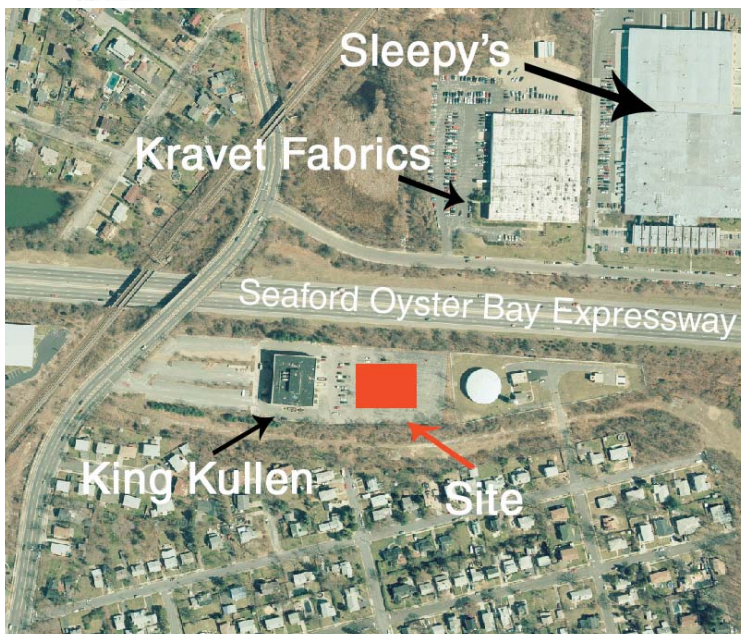
Particulars:

Site is cleared, zoned, and ready to build.

Zoning:	Town of Oyster Bay, Business
Tax Map:	Section 49, Block 293
Utilities:	Water, gas and sewer in street

Terms:

Developer will build to suit and lease and also consider a ground lease with building ownership by tenant.



For further information:

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