



*Your Corporate Real Estate Department<sup>sm</sup>*

## *Industrial Building For Sale or Lease*

445 South Franklin Street, Hempstead, NY



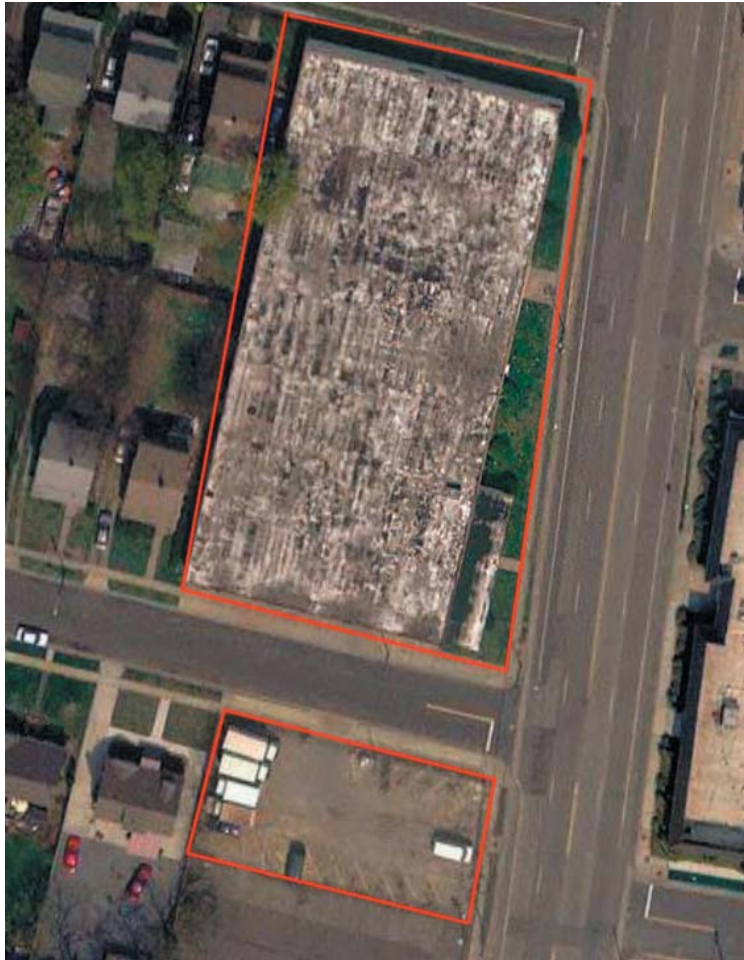
**Located minutes off the Southern State Parkway in Hempstead, New York, 445 South Franklin Street is a free standing 27,500 square foot industrial building situated on a .85 acre plot.**

- 27,500 square foot industrial building for sale or lease
- Currently finished with 3,000 square feet of office space
- Sewers, gas heating, fully sprinklered
- Ample on-site and street parking available
- 15' ceiling height
- One interior loading dock, 3 drive-ins
- Immediately off the Southern State Parkway, Exit 19
- Taxes \$3.53 per square foot

**The warehouse roof on this building can be raised to 24' clear!**



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## 445 South Franklin Street, Hempstead, NY

### Description:

Free standing industrial building totaling 27,500 square feet.

### Location:

Minutes off the Southern State Parkway, Exit 19 and minutes from the Meadowbrook Parkway, Cross Island Parkway, Sunrise Highway and the Clearview Expressway.

### Building:

Office Area:	3,000 square feet
Ceiling Height:	15' *
Heat:	Gas
Sprinkler:	Yes
Loading:	1 loading dock 3 drive-in doors
Sewers:	Yes

### Occupancy:

Arranged

### Sale:

\$2,150,000 (\$78.18 per square foot)

### Rental:

\$10.75 per square foot gross (includes base year real estate taxes)

### Taxes:

\$3.53 per square foot

\* The warehouse roof can be raised to 24' high!  
Ask for Details

### For further information:

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