



**Industrial Property For Sale Or Lease, Available: 10,130 sq. ft.  
74 State St, Westbury**



**Specifications:**

**Building Size:** 10,130 sq. ft.  
**Lot Size:** 0.23 Acres  
**Office Space:** 40%  
**Ceiling Height:** 19.6'  
**Loading:** 1 Dock(s), 1 Drive-in(s)  
**Power:** 400 amps  
**Sewers:** Yes

**Pricing and Timing:**

**Sale Price:** \$2,995,000  
(\$295.66/sq. ft.)  
**Lease Price:** \$20.95/sq. ft. Gross  
**Taxes:** \$39,464.66  
(\$3.90/sq. ft.)

**Permissive Industrial B zoning • Rare central Nassau County high ceiling space with a loading dock • Full building steel mezzanine which can stay or be removed • Divisible for owner/user seeking rental income**



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