



FOR SALE

75 URBAN AVE.
WESTBURY, NY



Great User/Investment Property

Property Details:

- +/- 10,000 Sq. Ft. Industrial Building
- +/- 0.53 Acre Plot
- +/- 5,000 Sq. Ft. Available for User
- +/- 5,000 Sq. Ft. **Rented**
- Office: 30%
- Heat: Gas
- Loading: 2 Drive-in Doors
- Height: +/- 16'

5,000 Sq. Ft. Rental Data

- 5,000 sq. ft. rented for 20 years
- Commencement date 9/1/2023
- End of term 8/31/2043
- Base Annual Rent:
 - \$126,000 per annum including base year 2023 taxes
 - 1.5% increase in base annual rent
 - Tenant pays any increase in base year taxes for 20 years

Please Contact Exclusive Broker:

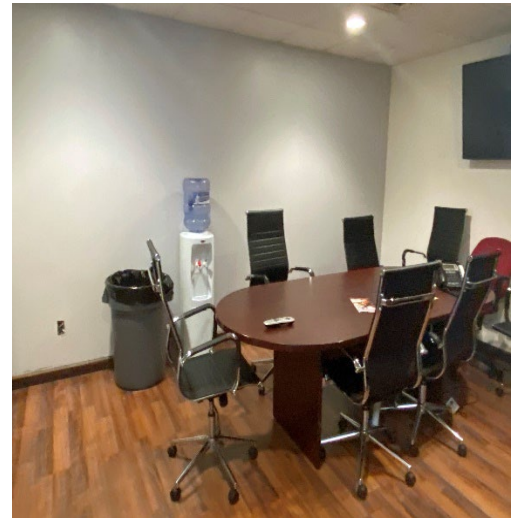
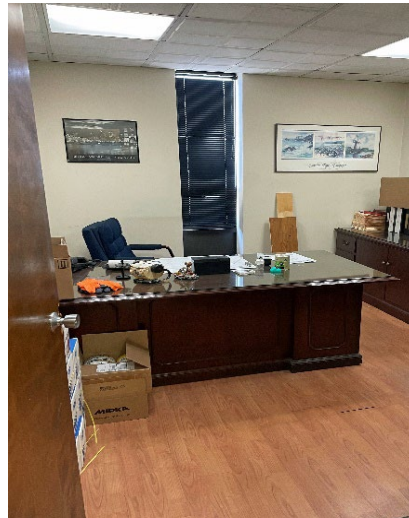
Tom Attivissimo, CCIM (516) 606-6161 Email: tomatti@greiner-maltzofli.com

Greiner-Maltz Co. of Long Island | 185 Express Street, Plainview, NY 11803 (516) 364-1000

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



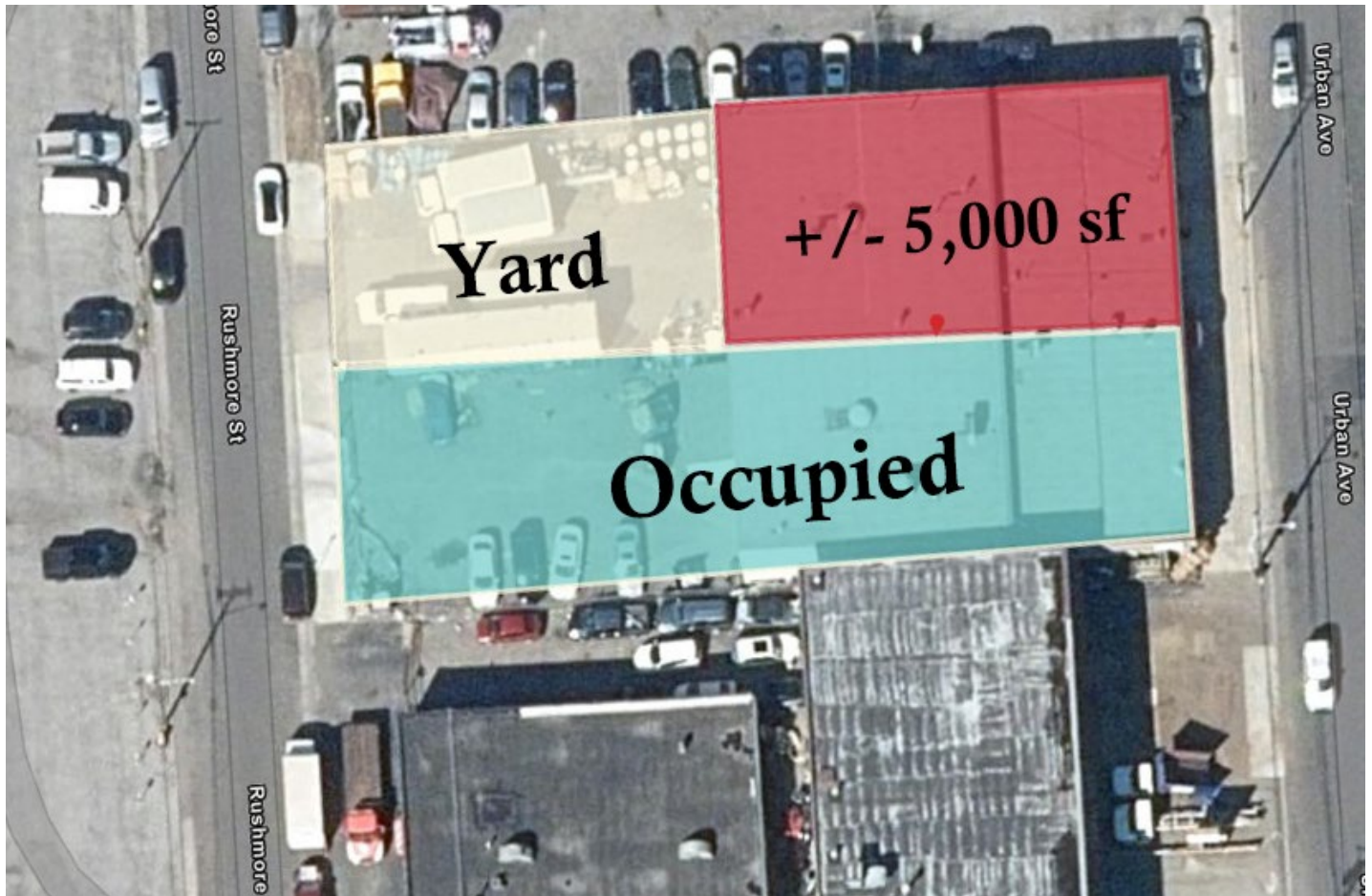
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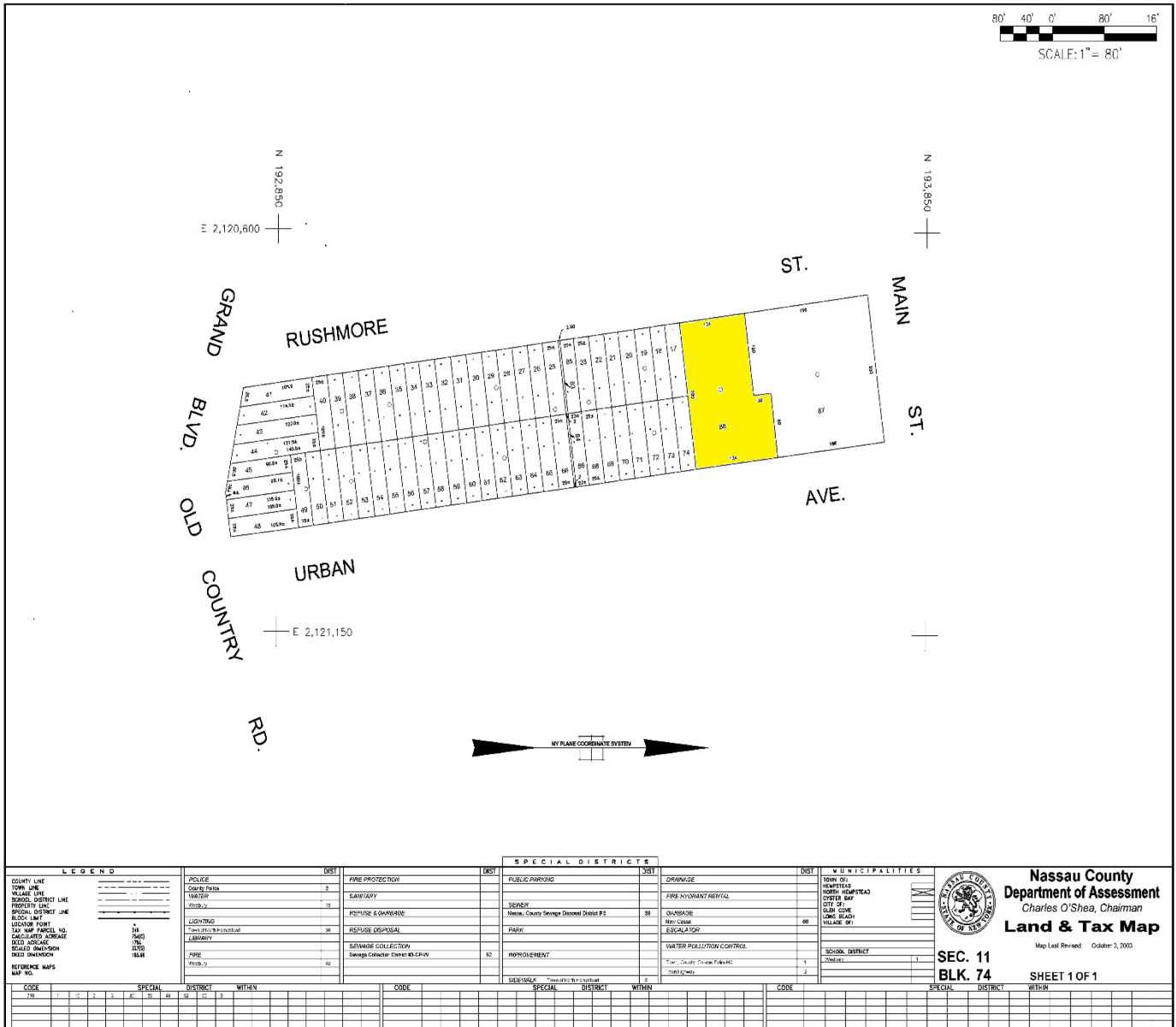
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LEGEND		DIST		SPECIAL DISTRICTS		DIST		MUNICIPALITIES	
COUNTY LINE	---	POLICE	5	FIRE PROTECTION	5	DRAINAGE	5	TOWN OF HEMPSTEAD	
TOWN LINE	---	County Police	5	SANITARY		FIRE HYDRANT RENTAL		NORTH HEMPSTEAD	
SCHOOL DISTRICT LINE	---	1000-7	15	REUSE & CHARGE		CHARGES		CITY OF GLEN COVE	
PROPERTY LINE	---	Lighting	28	REUSE DISPOSAL		Non-Cases	68	LONG BEACH	
SCHOOL DISTRICT LINE	---	Two 2000-8 Residential	28	SEWERAGE COLLECTION	62	ESCALATOR		WILLEMING	
BLOCK LIMIT	---	Lighting	28	SEWERAGE COLLECTION	62	WATER POLLUTION CONTROL			
LOT CORNER POINT	---	Lighting	28	SEWERAGE COLLECTION	62	Water Pollution Control			
1/4 AC PARCEL NO.	---	Lighting	28	SEWERAGE COLLECTION	62	Water Pollution Control			
CALCULATED ACREAGE	---	Lighting	28	SEWERAGE COLLECTION	62	Water Pollution Control			
LOT AREA	---	Lighting	28	SEWERAGE COLLECTION	62	Water Pollution Control			
SCALED (1/4"=50')	---	Lighting	28	SEWERAGE COLLECTION	62	Water Pollution Control			
TEXT DIMENSION	---	Lighting	28	SEWERAGE COLLECTION	62	Water Pollution Control			
REFERENCE MAPS	---	Lighting	28	SEWERAGE COLLECTION	62	Water Pollution Control			
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