

# 600 West John Street

Hicksville, New York

For Lease



**\* NEW T5 FLOURESCENT HIGH BEAM LIGHTS \***

## Lease Details

Space Type:	Industrial
Available Space:	+/- 70,000 SF
Office:	+/- 3,500 SF
Ceiling Height:	+/- 14'
Loading:	5 Loading Docks 2 Drive-Ins
Sprinklered:	Yes
Heat:	Gas
Power:	400 Amps
Lease Price:	\$8.25 PSF

*Gross rental includes base year RE taxes.*

## Property Details

- ⇒ Close Proximity to the LIRR (Hicksville Sta.)
- ⇒ Ample car parking available
- ⇒ Typical column spacing 30' x 40'
- ⇒ Includes +/- 20,000 SF yard in rear
- ⇒ The property is owned and operated by:



## Contact Information :

Jay Silver  
Vice President of Leasing  
jay@cbcrealta.com  
516.294.9700



REALTA GROUP

[www.cbcrealta.com](http://www.cbcrealta.com)

1205 Franklin Avenue, Suite 110  
Garden City, NY, 11530

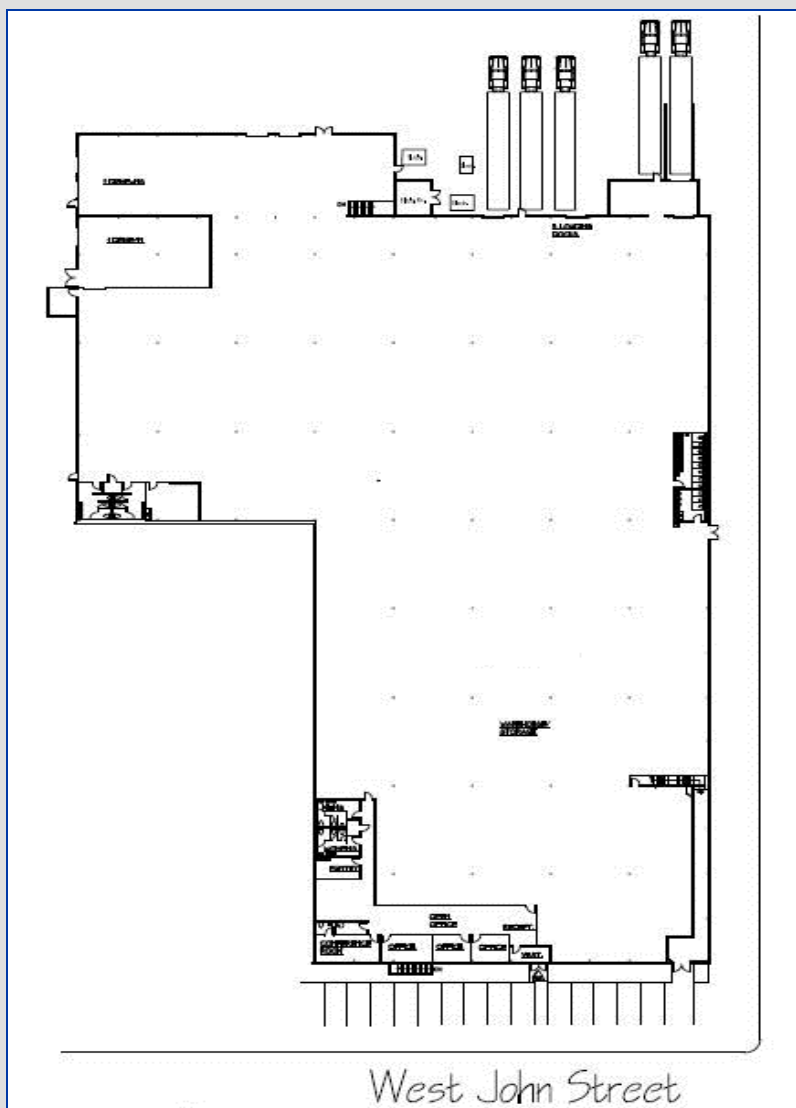
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## 600 West John Street - Industrial Floor Plan



*Not Drawn To Scale. For Location Purposes Only.*

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Office Suites Available from +/- 4,085 RSF to +/- 29,105 RSF

## First Floor

<u>Suite #</u>	<u>Available Space</u>	<u>Utilities</u>	<u>Windows</u>	<u>Lease Price (Gross)</u>	<u>Occupancy</u>
First Fl	+/- 10,200 RSF	Separate Meter	Yes	\$15.00 PSF (Heat Incl)	Immediate

## Second Floor

<u>Suite #</u>	<u>Available Space</u>	<u>Utilities</u>	<u>Windows</u>	<u>Lease Price (Gross)</u>	<u>Occupancy</u>
220	+/- 4,110 RSF	Included	No	\$12.00 PSF	Immediate
240	+/- 7,165 RSF	Included	Yes	\$12.00 PSF	Immediate
250	+/- 4,085 RSF	Included	Yes	\$12.00 PSF	Immediate
260	+/- 17,830 RSF	Included	Yes	\$12.00 PSF	Immediate
270	+/- 5,830 RSF	Included	Yes	\$12.00 PSF	Immediate
220/240/260 (Combo)	+/- 29,105 RSF	Separate Meter	Yes	\$12.00 PSF	Immediate

## Comments:

- ⇒ Gross rental includes base year real estate taxes
- ⇒ Cleaning by tenant
- ⇒ 5:1000 parking ratio
- ⇒ Turnkey construction
- ⇒ Close proximity to the L.I.E., Wantagh Pkwy, and LIRR (Hicksville Branch)
- ⇒ The property is owned and operated by:



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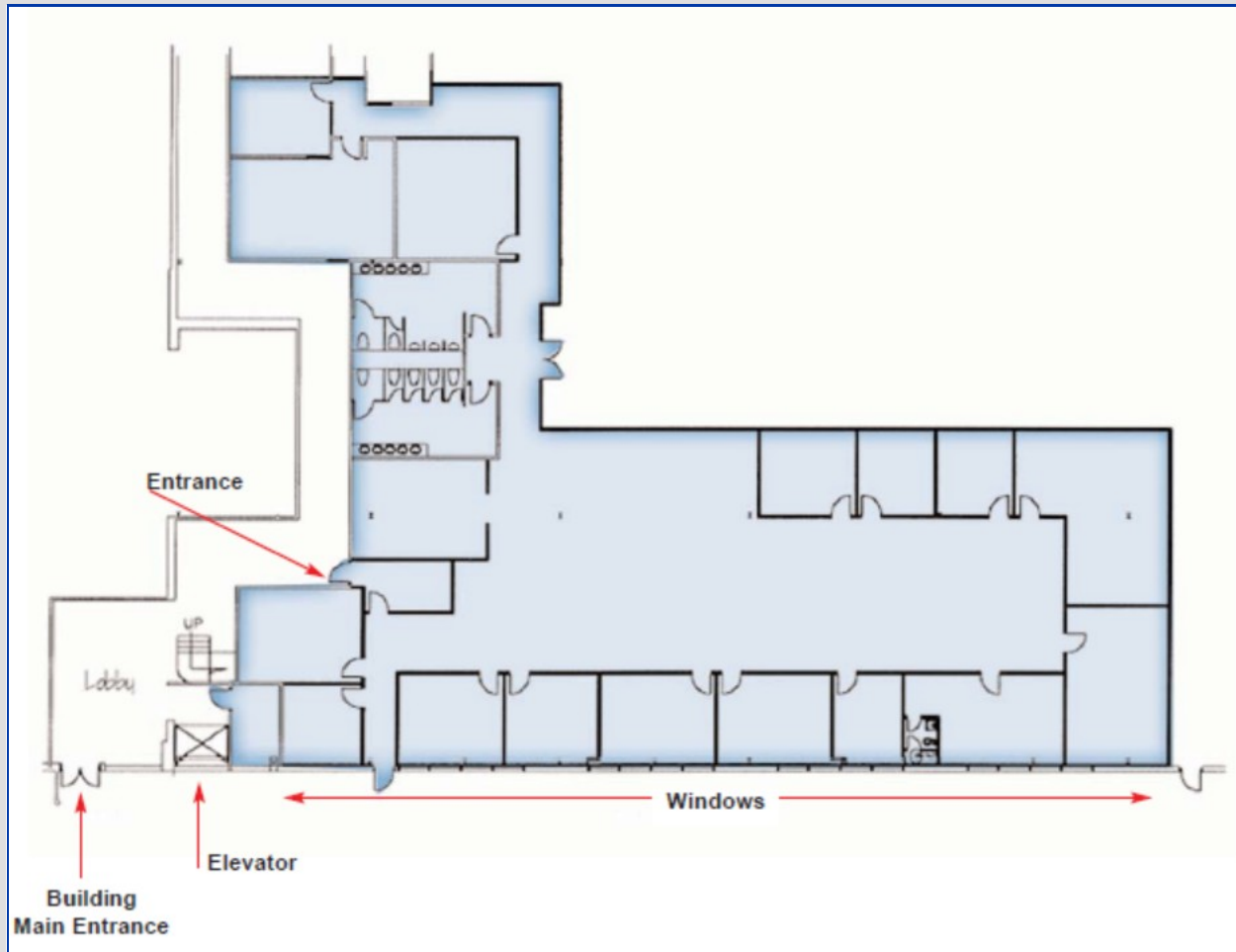
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## 600 West John Street - First Floor Plan

First Floor Suite: +/- 10,200 RSF



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# 600 West John Street

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## 600 West John Street - Second Floor Plan



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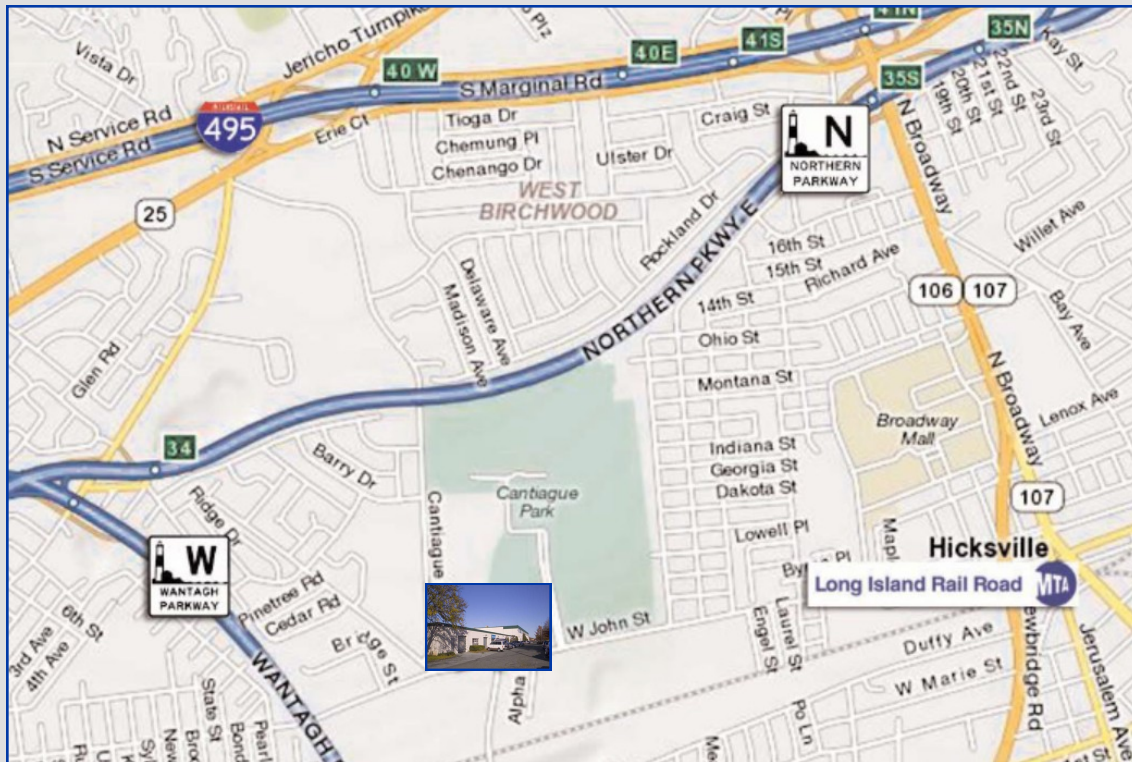
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## 600 West John Street - Location Map



### Distance From 6851 Jericho Turnpike To:

<b>Long Island Expressway:</b>	<b>+/- 1.29 miles</b>
<b>Northern State Parkway:</b>	<b>+/- .61 miles</b>
<b>Seaford Oyster Bay Expy (135):</b>	<b>+/- .29 miles</b>
<b>Hicksville LIRR Train Station:</b>	<b>+/- 1.27 miles</b>

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