

2043 Wellwood Avenue, Suite 2, Farmingdale, NY 11735

As "Exclusive Agents" we are pleased to announce the availability of the following property:



300 Broadway, Bethpage

Located Across the Street from Bethpage Train Station

Building Size:	11,750 sf – Free Standing	Ceiling Ht:	13' (20' in \pm 2,000 sf)
Office:	5%	Heat:	Gas
Loading:	2 Drive-Ins	Lease Price:	\$8.75 \$7.95 \$7.50
Sprinklered:	Yes		\$6.95 \$6.25 psf gross
Parking:	Ample		includes base year taxes, snow removal & building Insurance
		Occupancy:	Immediate

Comments:

- ✚ Close proximity to the Seaford Oyster Bay Expressway

For further information or to arrange an inspection of this property please contact:

Dave Rotter

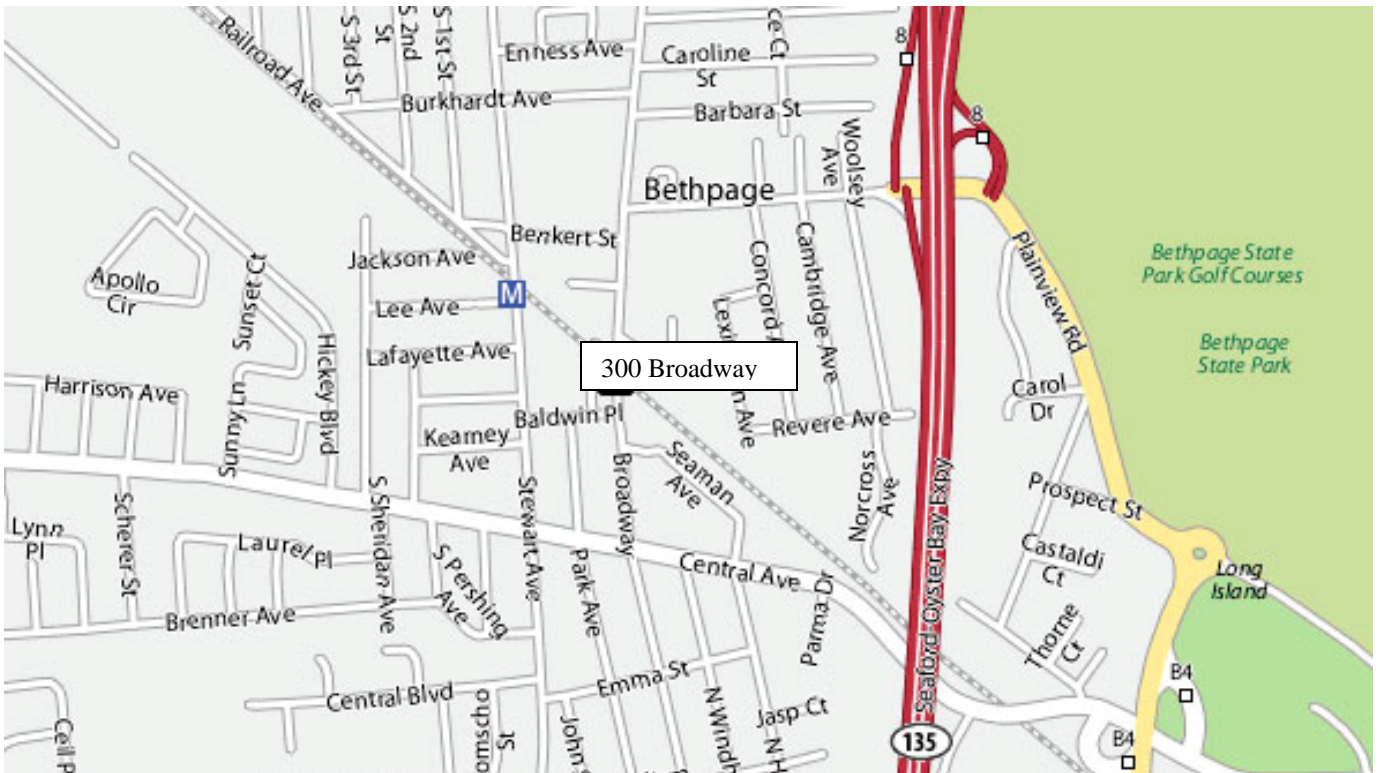
Managing Partner

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