

For Lease

Prime Commercial Building – Retail, Office, and Warehouse

**Brown
Harris
Stevens** **Bold
Honest
Smart**

175 Baldwin Road, Hempstead, New York 11550



For Further Information and Inspection Contact:

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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made as to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

Property Highlights

LOCATION:	175 Baldwin Road (Southeast Corner of Baldwin Rd and Homan Blvd) Hempstead, New York 11550 Section 36, Block 71, Lot 51 The building has excellent visibility and signage at the heavily trafficked 4-corner intersection of Baldwin Road, Henry Street, and Homan Boulevard.
PLOT SIZE:	8,550 square feet
AVAILABLE SPACE:	4,600 square feet as follows: <ul style="list-style-type: none">• Ground Floor Retail/ Office – 1,840 square feet• Floor 2 Office – 225 square feet• Warehouse – 2,535 square feet Possible to Divide
ZONING:	Business B
RENTAL RATE:	Upon Request

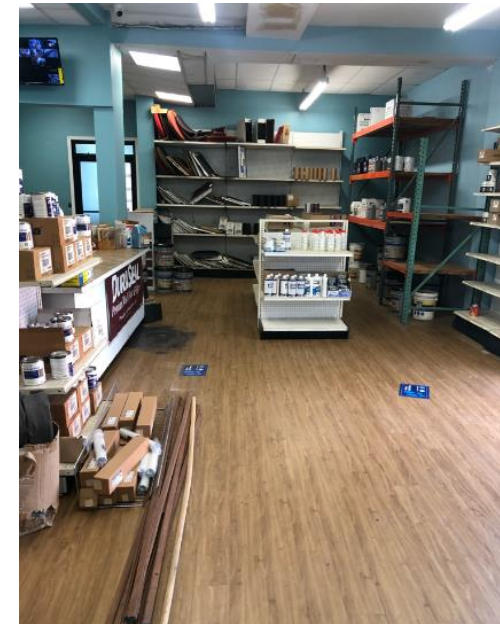
Building Description

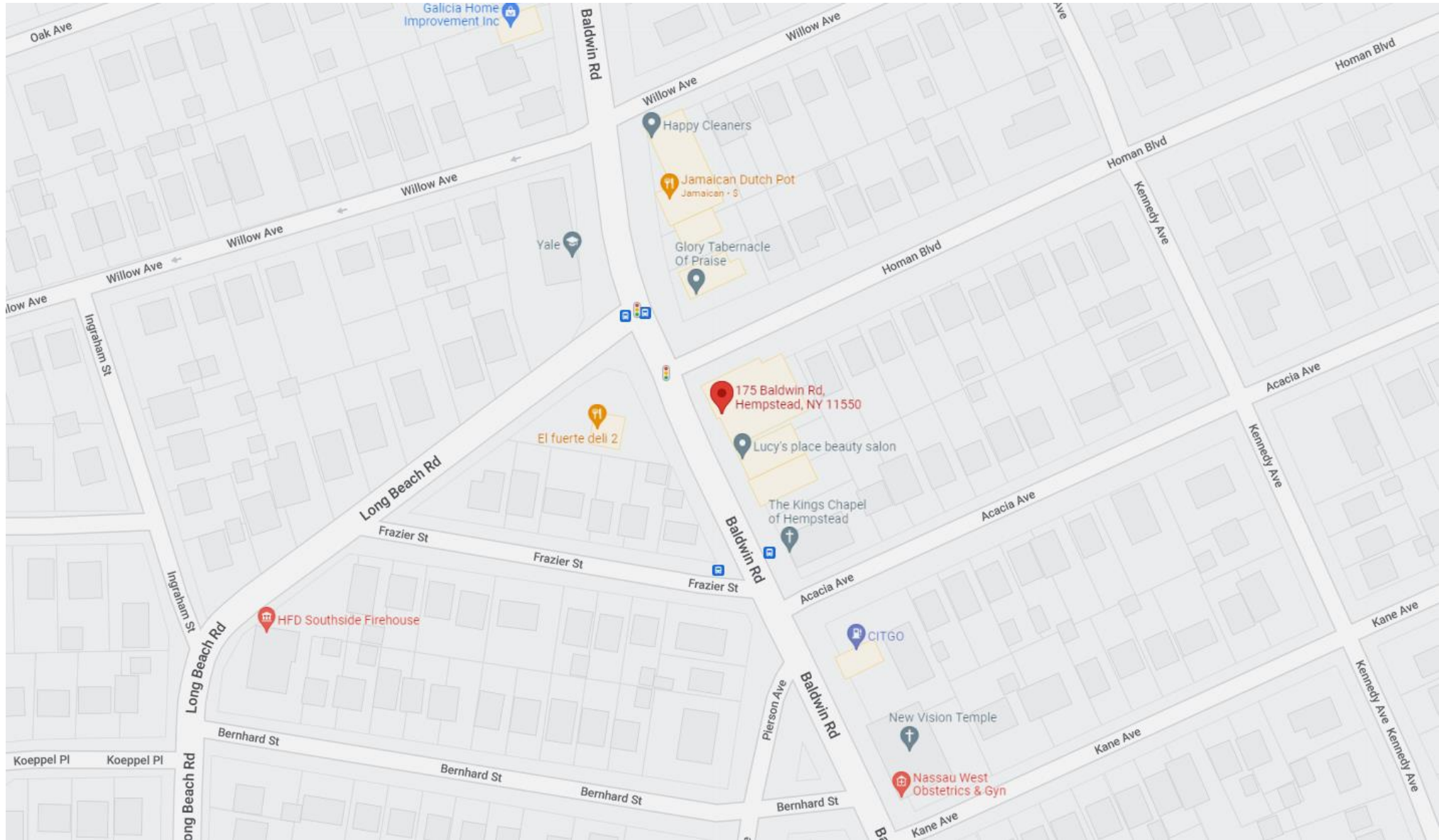
UTILITIES:	<ul style="list-style-type: none">• Gas Heat – 1 Meter• Electric – 1 Meter
AMPS:	200 amps, 3 phase
CEILING HEIGHT:	14' – Warehouse 10' – Retail/ Office
LOADING:	1 Drive-In
DRIVEWAY:	Can park trucks or several cars
PARKING:	Ample street parking
ROOF:	2015 – New Roof



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