

**62,675 Sq. Ft. of Industrial Space For Lease / Purchase Option**  
**185 Dixon Ave, Amityville, NY 11701**



**Specifications:**

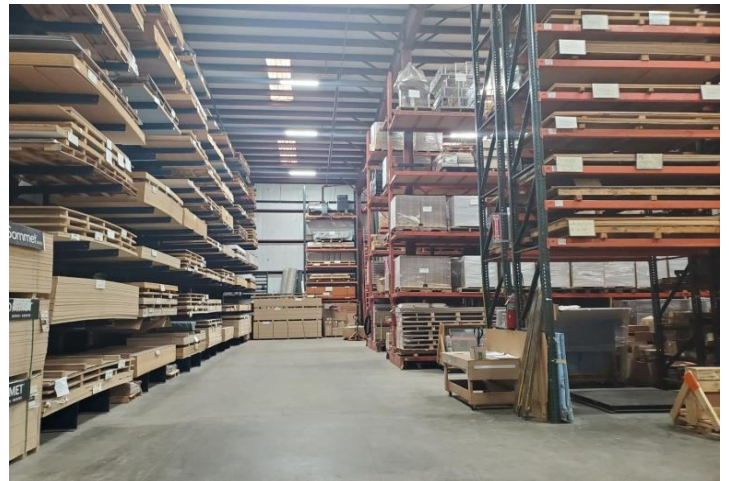
**Building Size:** 62,675 sq. ft.  
**Lot Size:** 2.09 Acres  
**Office Space:** 9,530 sq. ft.  
**Ceiling Height 1:** 35.0' @ 10,000 sq. ft.  
**Ceiling Height 2:** 15' to 18'  
**Loading:** 3 Dock(s), 1 Drive-in(s)  
**Power:** 1,200 + 800 amps  
**A/C:** Offices only  
**Sewers:** Yes

**Pricing and Timing:**

**Occupancy:** 7/1/2023  
**Lease Price:** \$13.50/sq. ft. net  
**Taxes:** \$128,483.75 (\$2.05 psf)

**Pre-engineered Industrial building • Purchase option available • New facade finishing • New office HVAC • 1200 amps @ 208 volts and 800 amps @ 480 volts • Fully sprinklered with pull stations throughout building • 9,530sf 2nd floor offices • Extensive electrical bus bar power and compressed air distribution • High efficiency Cambridge gas fired heating units**

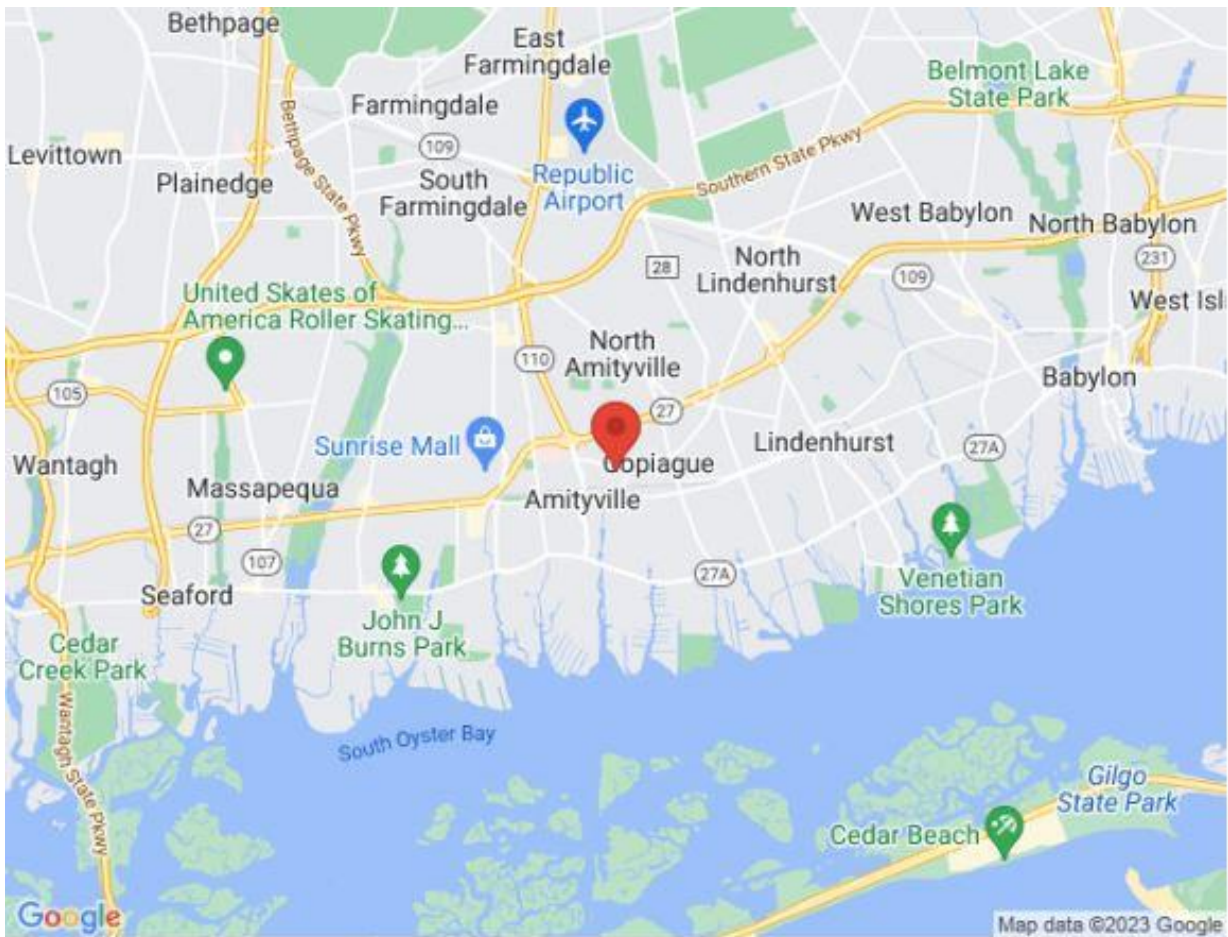
**Ralph Perna, Licensed Associate Real Estate Broker**  
**Office: 631-293-3700 x 46, Cell: 516-524-8060, [rp@schackerrealty.com](mailto:rp@schackerrealty.com)**  
**Joe Nesto, Licensed Associate Real Estate Broker**  
**Office: 631-293-3700 x24, Cell: 516-503-5241, [jn@schackerrealty.com](mailto:jn@schackerrealty.com)**  
**[www.schackerrealty.com](http://www.schackerrealty.com)**



---

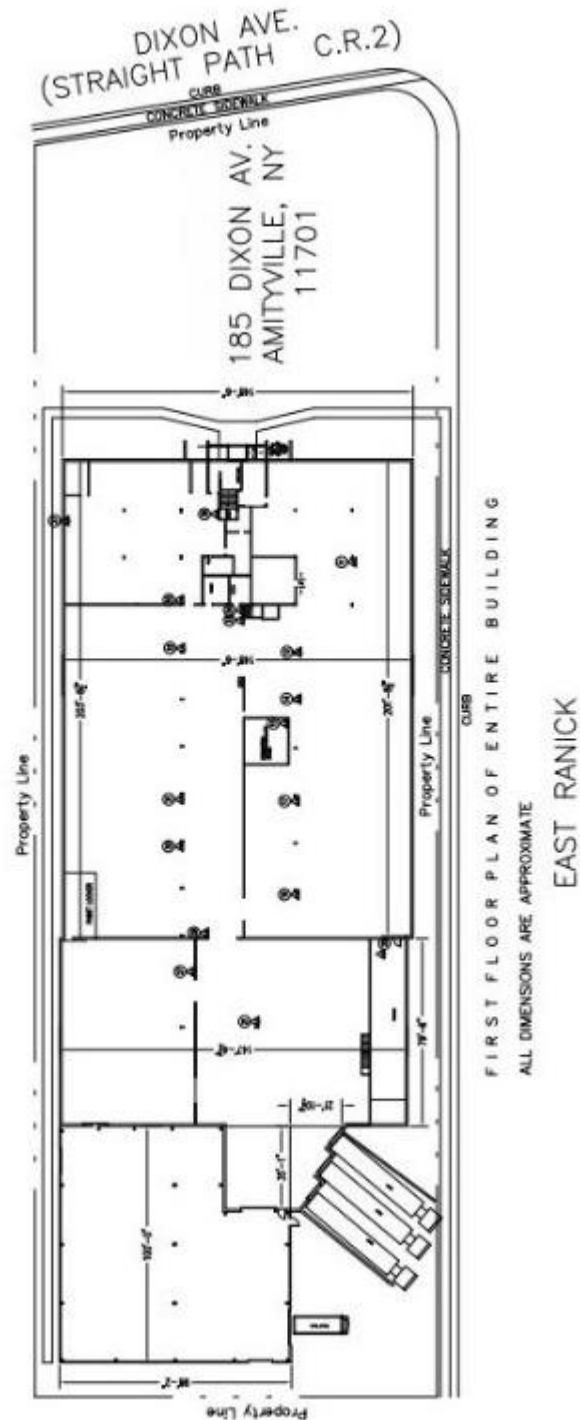
**Ralph Perna, Licensed Associate Real Estate Broker**  
Office: 631-293-3700 x 46, Cell: 516-524-8060, [rp@schackerrealty.com](mailto:rp@schackerrealty.com)  
**Joe Nesto, Licensed Associate Real Estate Broker**  
Office: 631-293-3700 x24, Cell: 516-503-5241, [jn@schackerrealty.com](mailto:jn@schackerrealty.com)  
[www.schackerrealty.com](http://www.schackerrealty.com)





---

**Ralph Perna, Licensed Associate Real Estate Broker**  
Office: 631-293-3700 x 46, Cell: 516-524-8060, [rp@schackerrealty.com](mailto:rp@schackerrealty.com)  
**Joe Nesto, Licensed Associate Real Estate Broker**  
Office: 631-293-3700 x24, Cell: 516-503-5241, [jn@schackerrealty.com](mailto:jn@schackerrealty.com)  
[www.schackerrealty.com](http://www.schackerrealty.com)



*Information is from sources deemed to be reliable but but should not be relied upon without independent verification and is subject to errors, omissions, modification and withdrawal.*

**Ralph Perna, Licensed Associate Real Estate Broker**  
**Office: 631-293-3700 x 46, Cell: 516-524-8060, rp@schackerrealty.com**

**Joe Nesto, Licensed Associate Real Estate Broker**  
**Office: 631-293-3700 x24, Cell: 516-503-5241, jn@schackerrealty.com**  
**www.schackerrealty.com**