

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



Specifications:

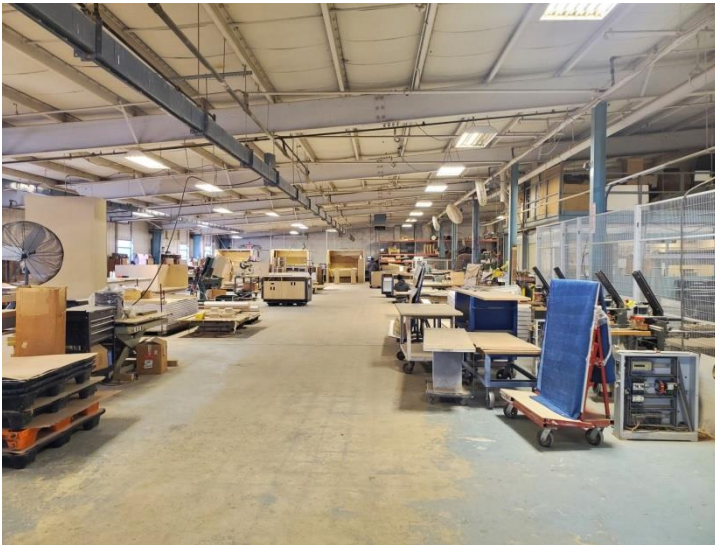
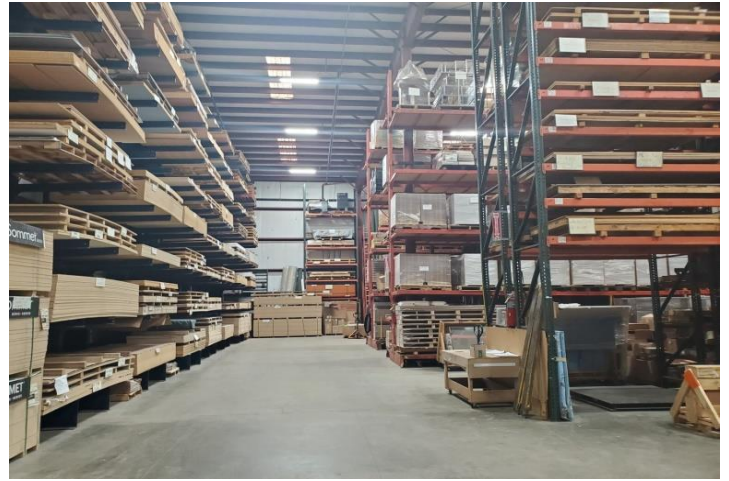
Building Size: 62,675 sq. ft.
Lot Size: 2.09 Acres
Office Space: 9,530 sq. ft.
Ceiling Height 1: 31.0' @ 10,000 sq. ft.
Ceiling Height 2: 10' to 16'
Loading: 3 Dock(s), 1 Drive-in(s)
Power: 1,200 + 800 amps
A/C: Offices only
Sewers: Yes

Pricing and Timing:

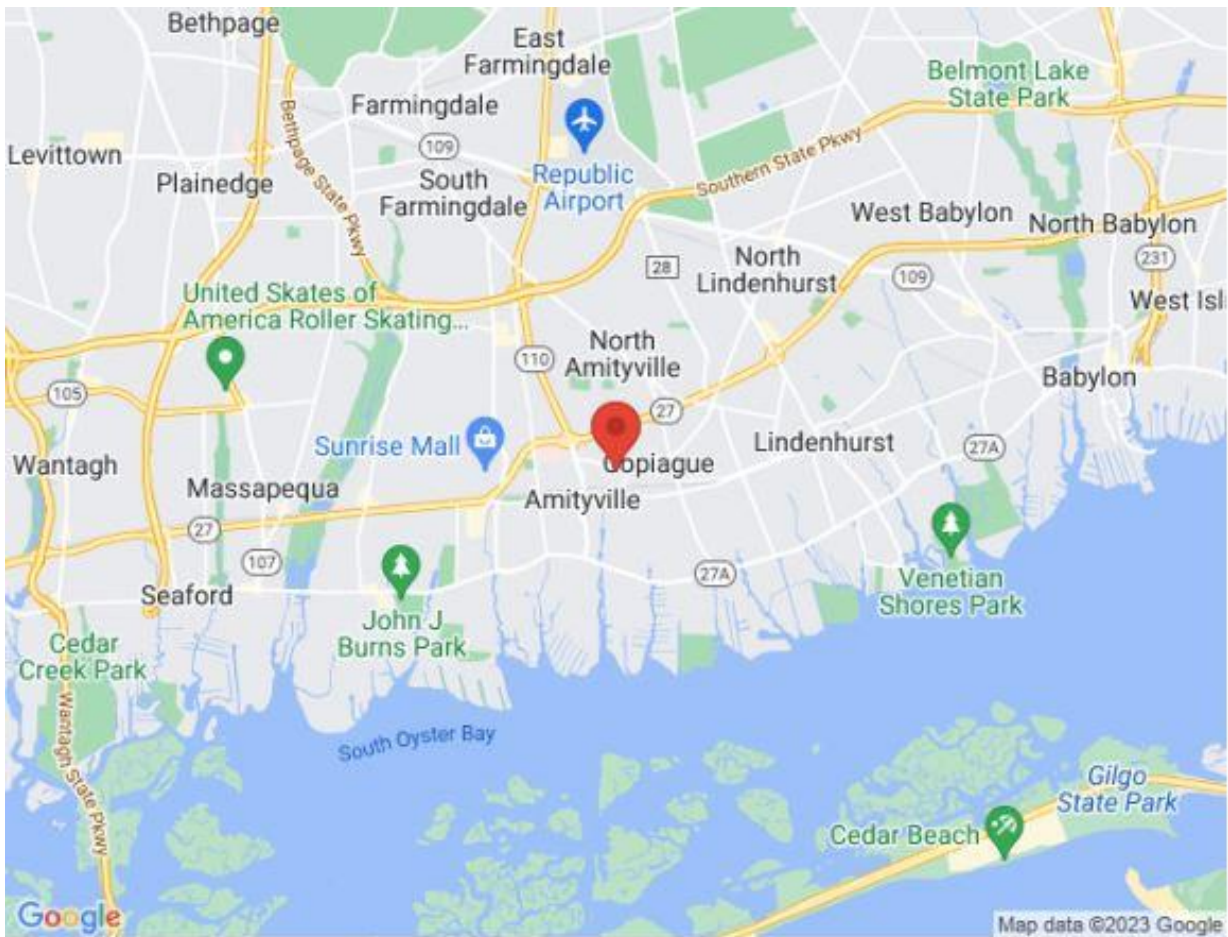
Occupancy: 8/1/2023
Lease Price: \$13.50/sq. ft. net
Taxes: \$128,483.75 (\$2.05 psf)

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

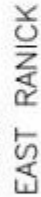
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