

±112,000 SF Industrial For Sale
±60,000 SF Available For Lease
115 Albany Ave & 20 Reed Pl, Amityville NY 11701



Specifications:

Building Size: ± 112,000 sf
 Lot Size: ± 5.43 acres
 Office: ± 9,000 sf
 Ceiling height: ± 26' @ 30,000 sf
 Ceiling Height 2: ± 16'
 Loading: 10 docks
 3 drive-ins
 Power: ± 2,000 amps
 + 600 amps
 A/C: Office only
 Sewers: yes
 Heat: Gas
 Sprinklers: yes
 Parking: ample

Available Space:

± 60,000 sf
 ± 4,500 sf
 ± 26' @ 20,000 sf
 ± 16'
 3 docks
 2 drive-ins
 Office only

Features & Highlights:

- Two tenant industrial building with ample parking
- Seller occupies +/- 52,000 sf and will leaseback or the building can be delivered vacant at closing
- The property is located in the Town of Babylon and new tenants are likely eligible for tax benefits from the Town of Babylon IDA

Pricing & timing:

Occupancy: ± Q 3 2025
 Sale Price: \$24,000,000
 (\$2.14/sf)
 Lease Price: \$12.50/sf Net
 23'/24' Taxes: \$2.00/sf

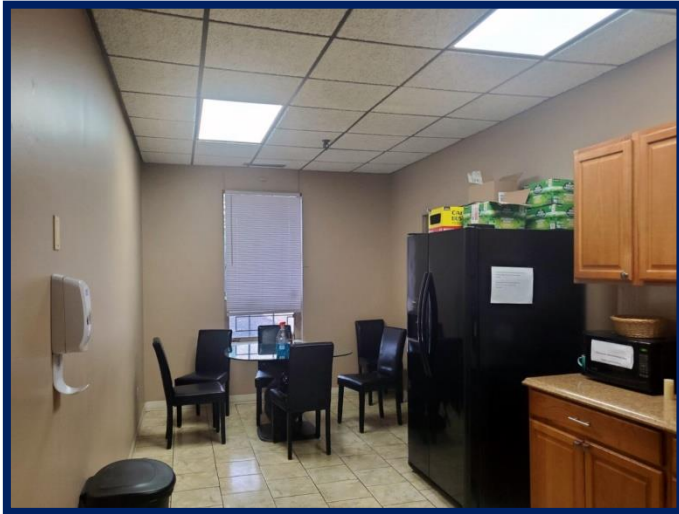
Ralph Perna, Licensed Associate Real Estate Broker

Office: 631-293-3700 x 46, Cell: 516-524-8060

rp@schackerrealty.com

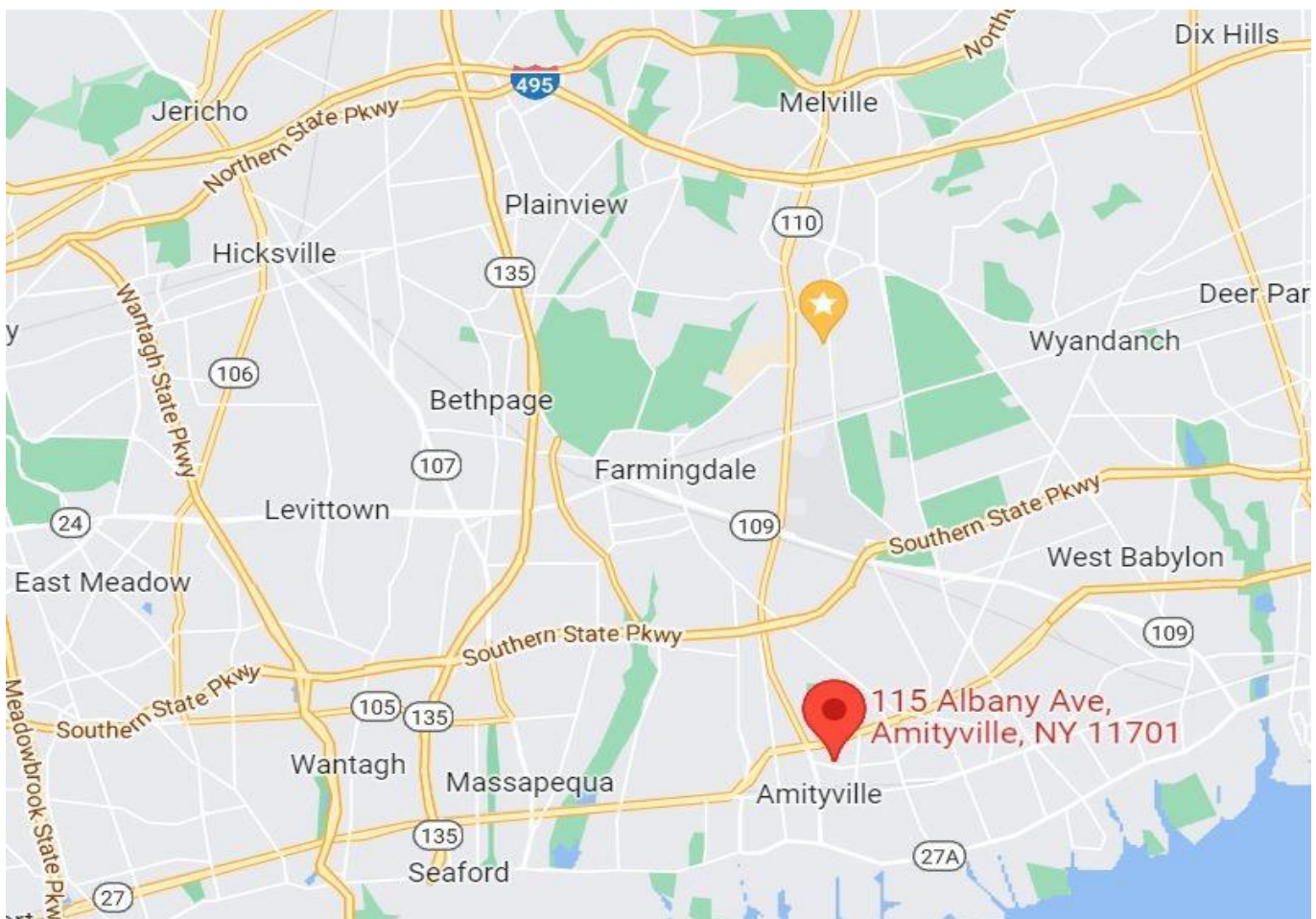
www.schackerrealty.com

SR 115 Albany Ave & 20 Reed Pl, Amityville NY 11701



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

SR 115 Albany Ave & 20 Reed Pl, Amityville NY 11701



Ralph Perna, Licensed Associate Real Estate Broker

Office: 631-293-3700 x 46, Cell: 516-524-8060

rp@schackerrealty.com

www.schackerrealty.com

