

76,000 SF Available For Lease
115 Albany Ave, Amityville NY 11701



Specifications:

Building Size:	76,000 sf
Lot Size:	3.4 acres
Office:	5,000 sf
Ceiling height:	± 26'@30,000 sf
Ceiling Height 2:	± 16'
Loading:	7 docks 2 drive-ins
Power:	600 amps
A/C:	Office only
Sewers:	Yes
Heat:	Gas
Sprinklers:	Yes
Parking:	Ample

Features & Highlights:

76,000 sf industrial building with excellent loading.
 Divisible to 60,000 sf.
 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:	TBD
Lease Price:	\$12.50/sf Net
23'/24' Taxes:	\$2.00/sf

Ralph Perna, Licensed Associate Real Estate Broker

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rp@schackerrealty.com

www.schackerrealty.com

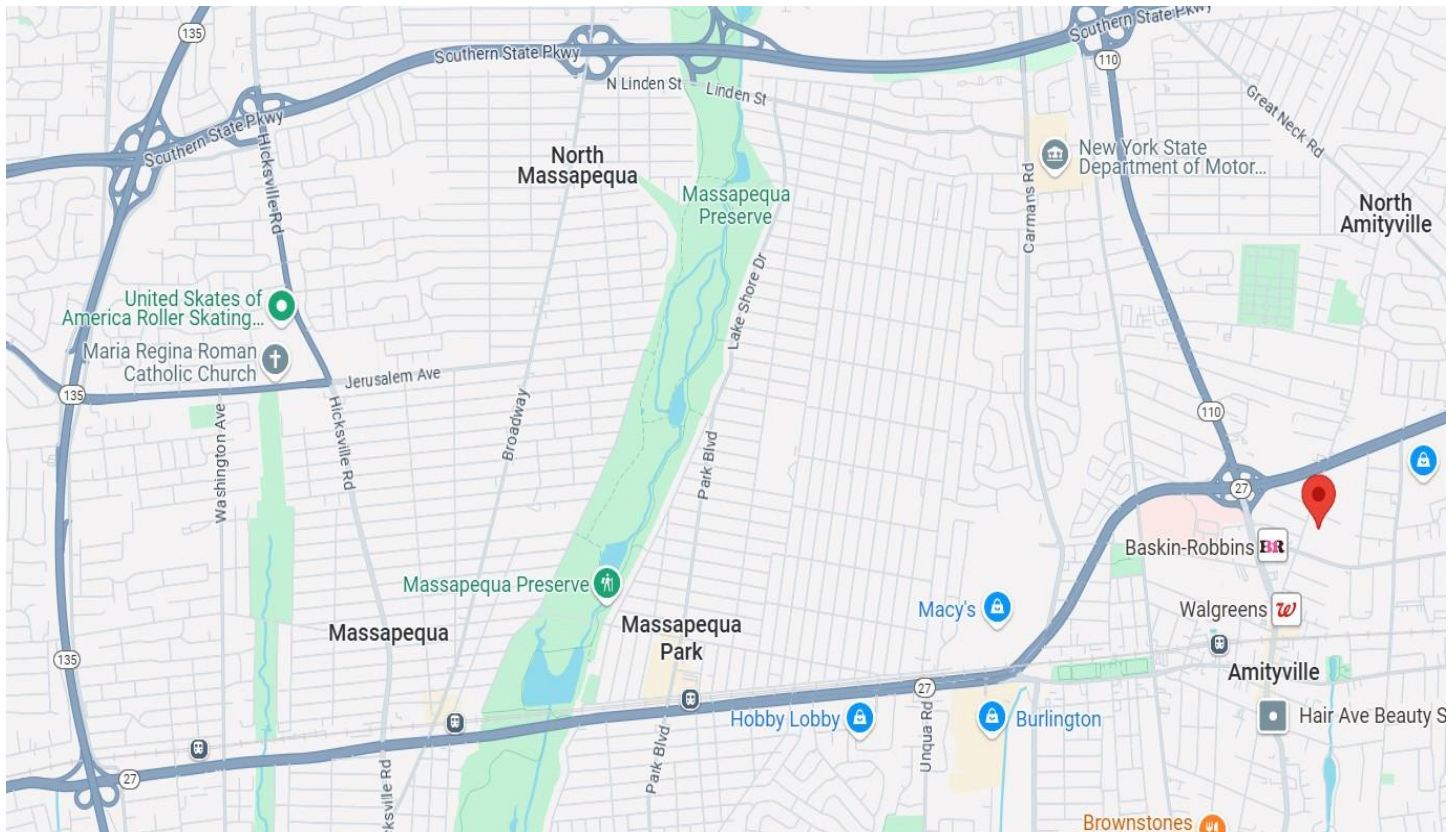
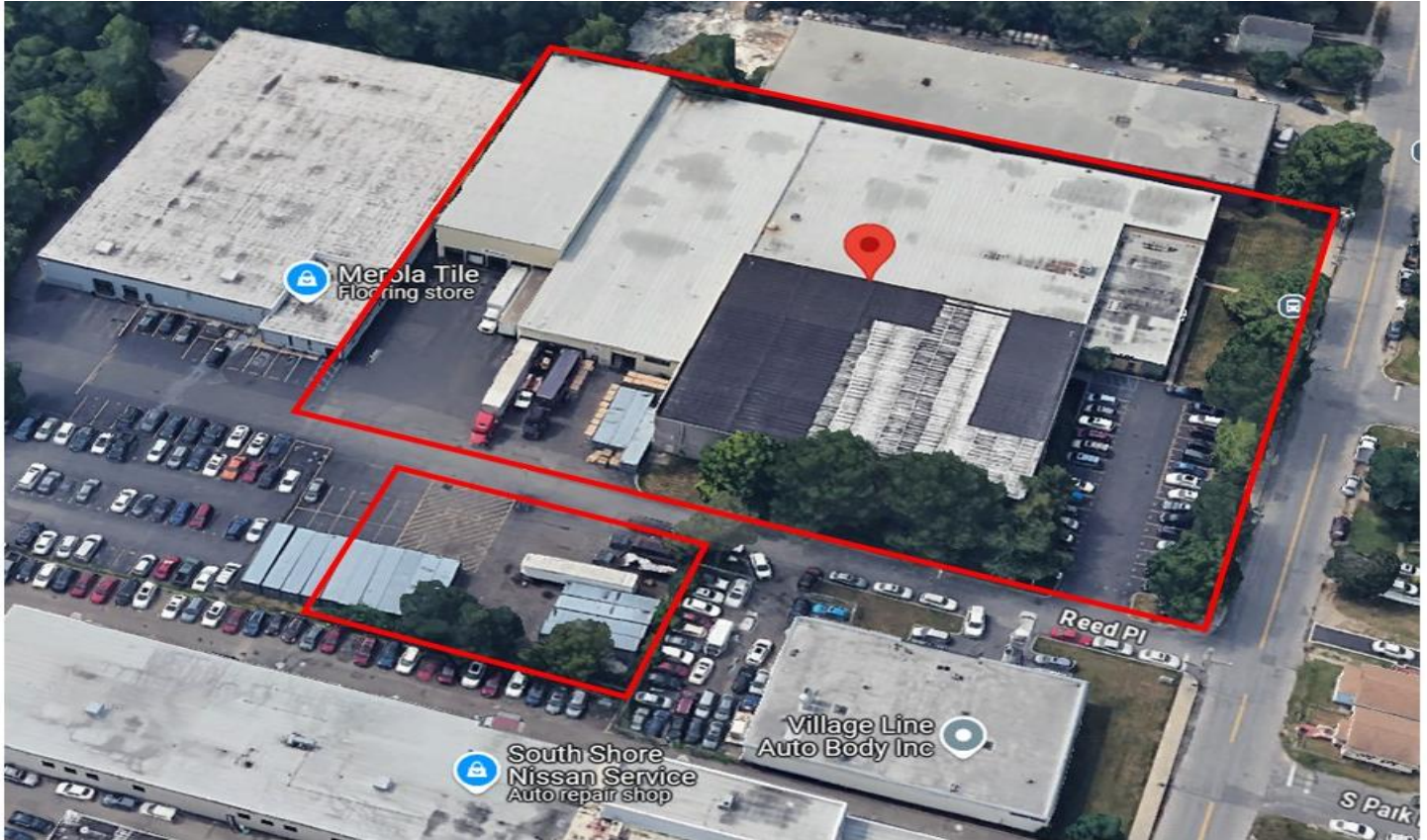


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