

## 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

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

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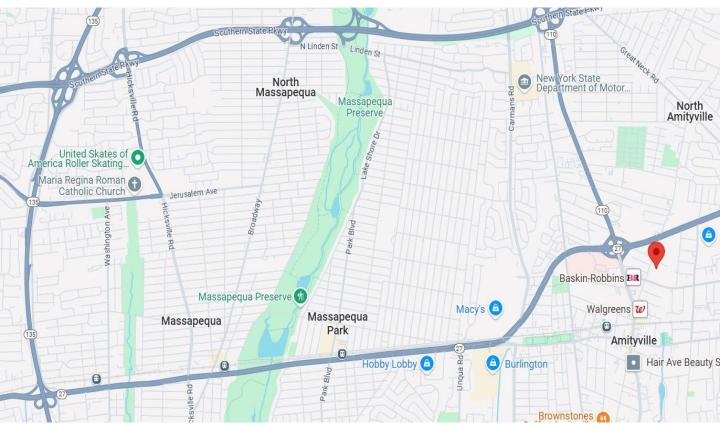




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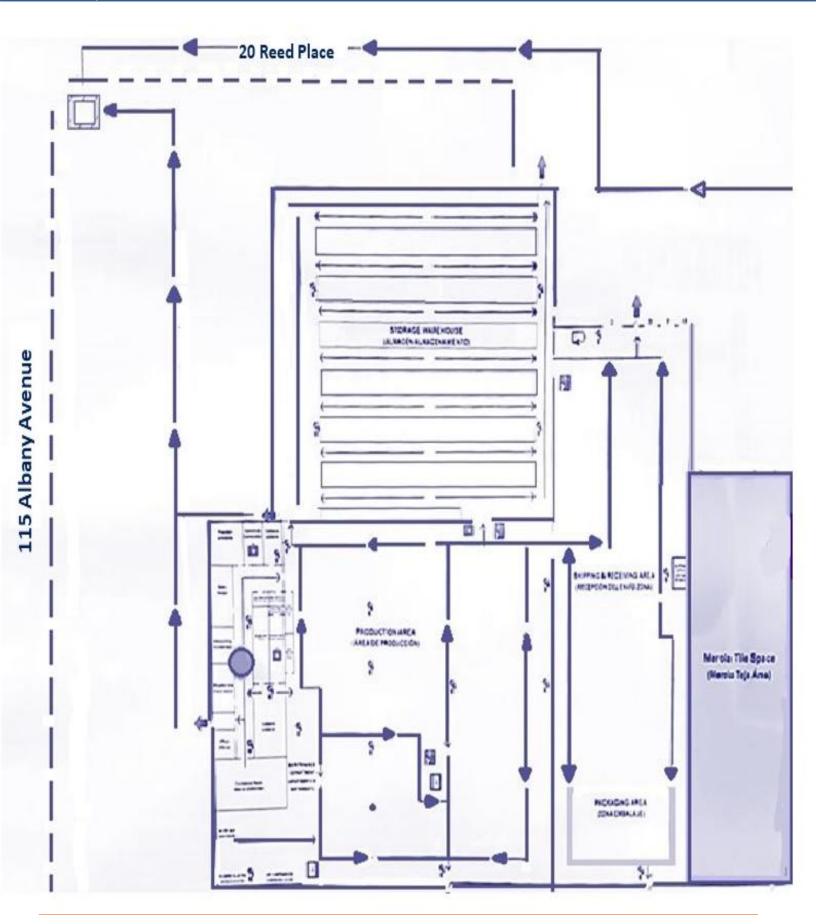


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