

## 32,011 sq. ft. of Industrial Space For Lease

Minimum Division 9,651 sq. ft.

**22 Sprague Ave, Amityville**



### Specifications:

**Building Size:** 48,355 sq. ft.  
**Lot Size:** 1.50 Acres  
**Office Space:** 5,500 sq. ft.  
**Ceiling Height 1:** 16.0'  
**Ceiling Height 2:** 13.0'  
**Loading:** 1 Dock(s), 3 Drive-in(s)  
**Power:** 800 + 800 amps  
**Sewers:** Yes

### Pricing and Timing:

**Occupancy:** Arranged  
**Lease Price:** \$15.00/sq. ft. Gross

Unique industrial building in excellent condition • Units can be leased separately or entire building  
• Additional 7,000sf lot can be made available for parking or storage • Right off of Route 110 & Sunrise Highway • Ample parking • Located near LIRR Amityville Station

**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

All information is subject to errors, omissions, modification, and withdrawal.

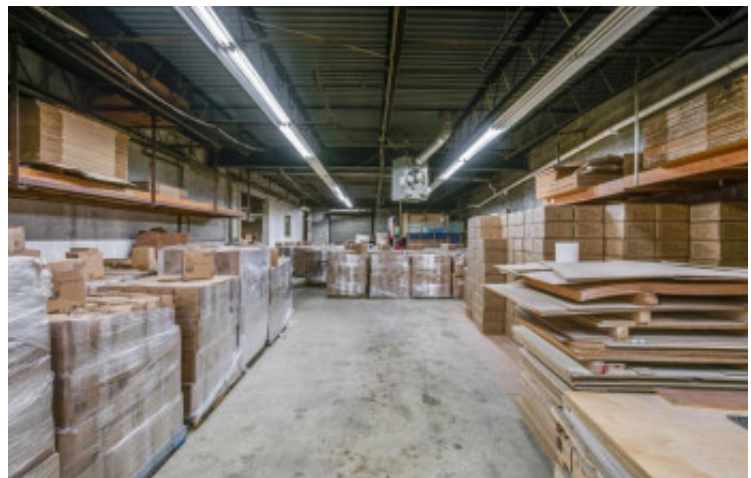
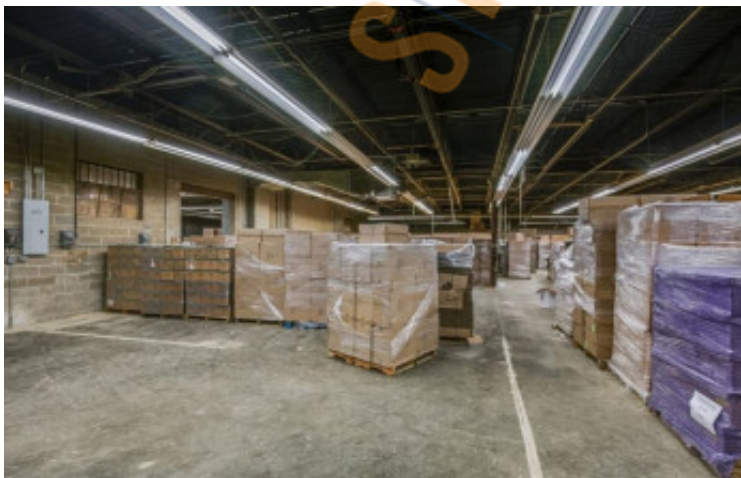
Measurements may be estimates and information shown should not be relied upon without independent verification.

This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.



SCHACKER REALTY

22 Sprague Ave, Amityville



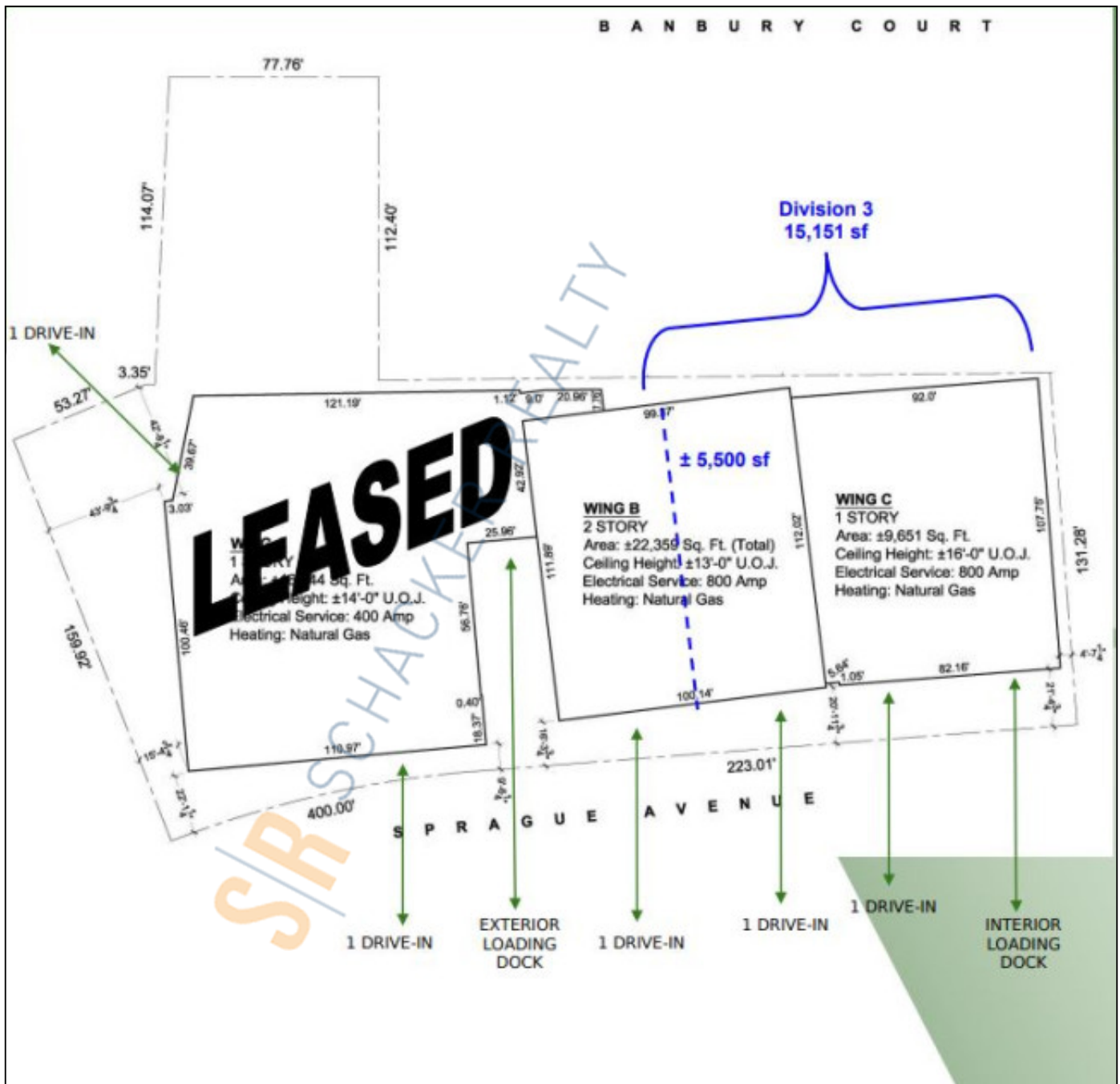
**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

All information is subject to errors, omissions, modification, and withdrawal.

Measurements may be estimates and information shown should not be relied upon without independent verification.

This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.





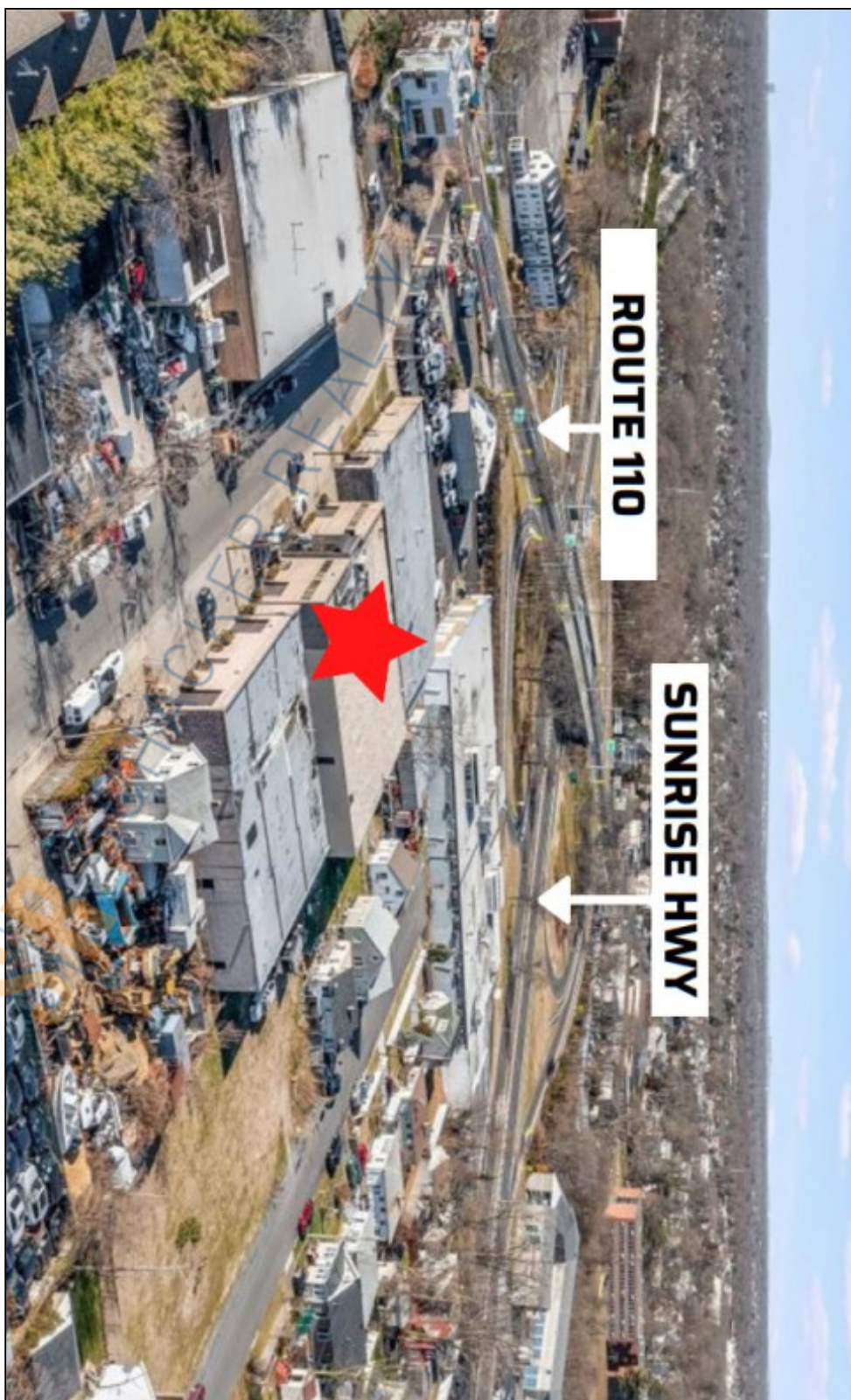
For more information please contact: Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.  
This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.



SCHACKER REALTY

22 Sprague Ave, Amityville



**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

All information is subject to errors, omissions, modification, and withdrawal.

Measurements may be estimates and information shown should not be relied upon without independent verification.

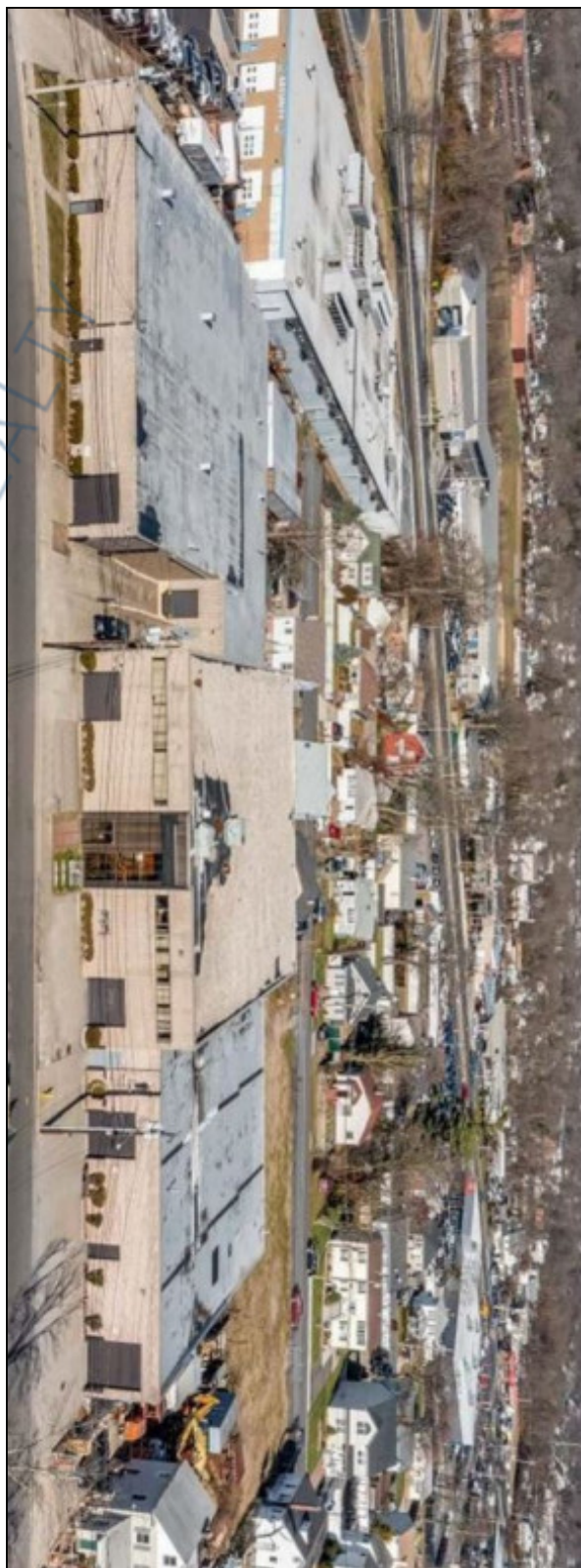
This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.





SCHACKER REALTY

22 Sprague Ave, Amityville



**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

All information is subject to errors, omissions, modification, and withdrawal.

Measurements may be estimates and information shown should not be relied upon without independent verification.

This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.