



SCHACKER REALTY

## 62,675 sq. ft. of Industrial Space For Lease

### 185 Dixon Ave, Amityville



#### 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:** 16.0'  
**Loading:** 3 Dock(s), 1 Drive-in(s)  
**Power:** 1,200 + 800 amps  
**A/C:** Offices Only  
**Sewers:** Yes

#### Pricing and Timing:

**Occupancy:** 8/1/23  
**Lease Price:** \$13.50/sq. ft. Net  
**Taxes:** \$128,483.75 (\$2.05/sq. ft.)

**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**

**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.

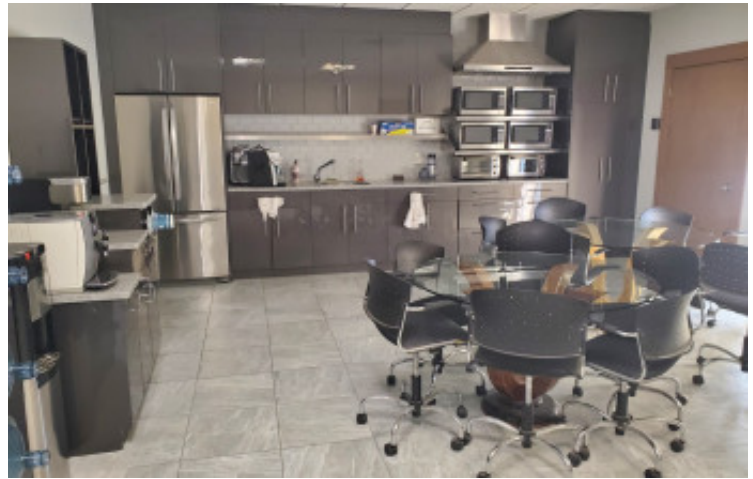
Measurements may be estimates and information shown should not be relied upon without independent verification.

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



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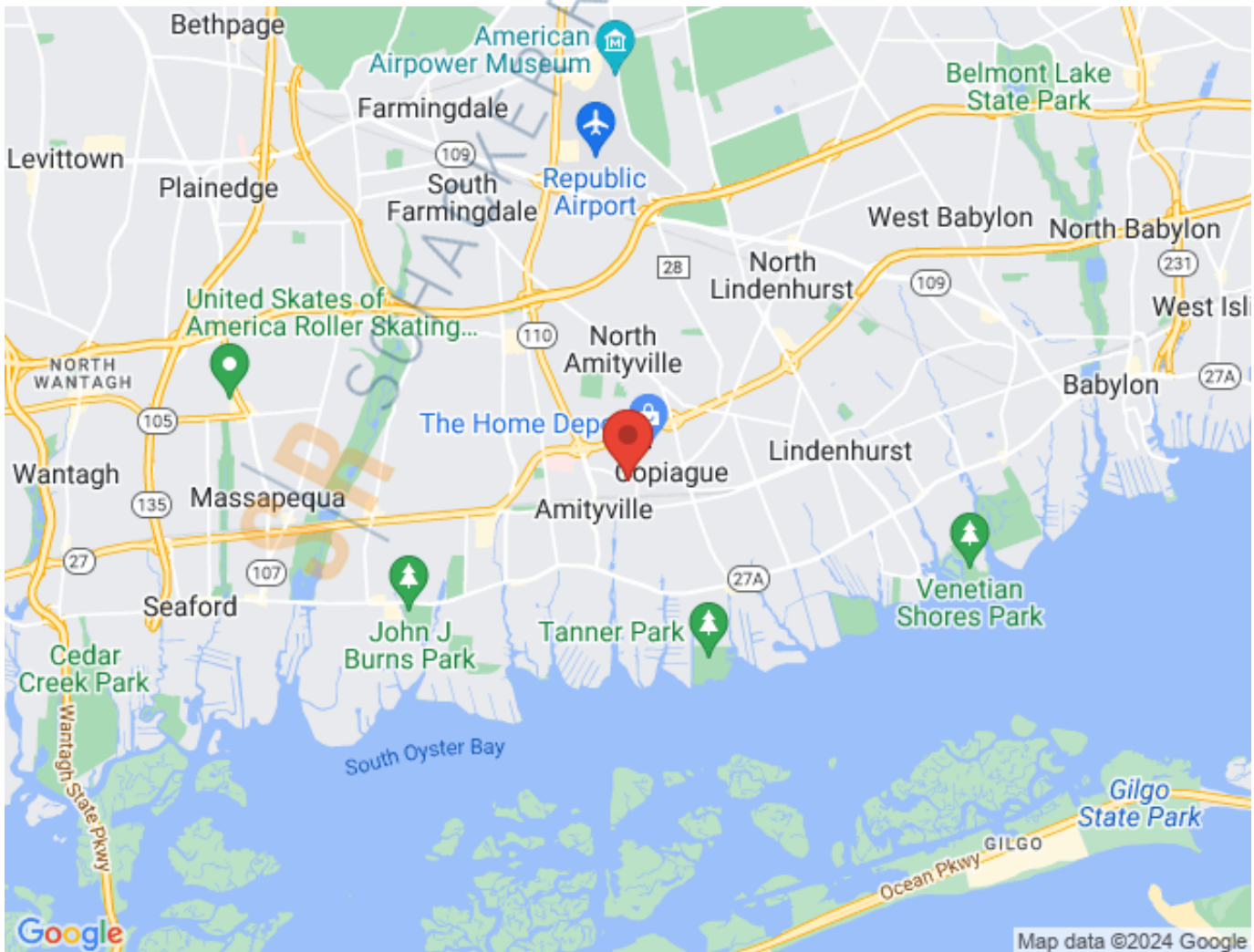
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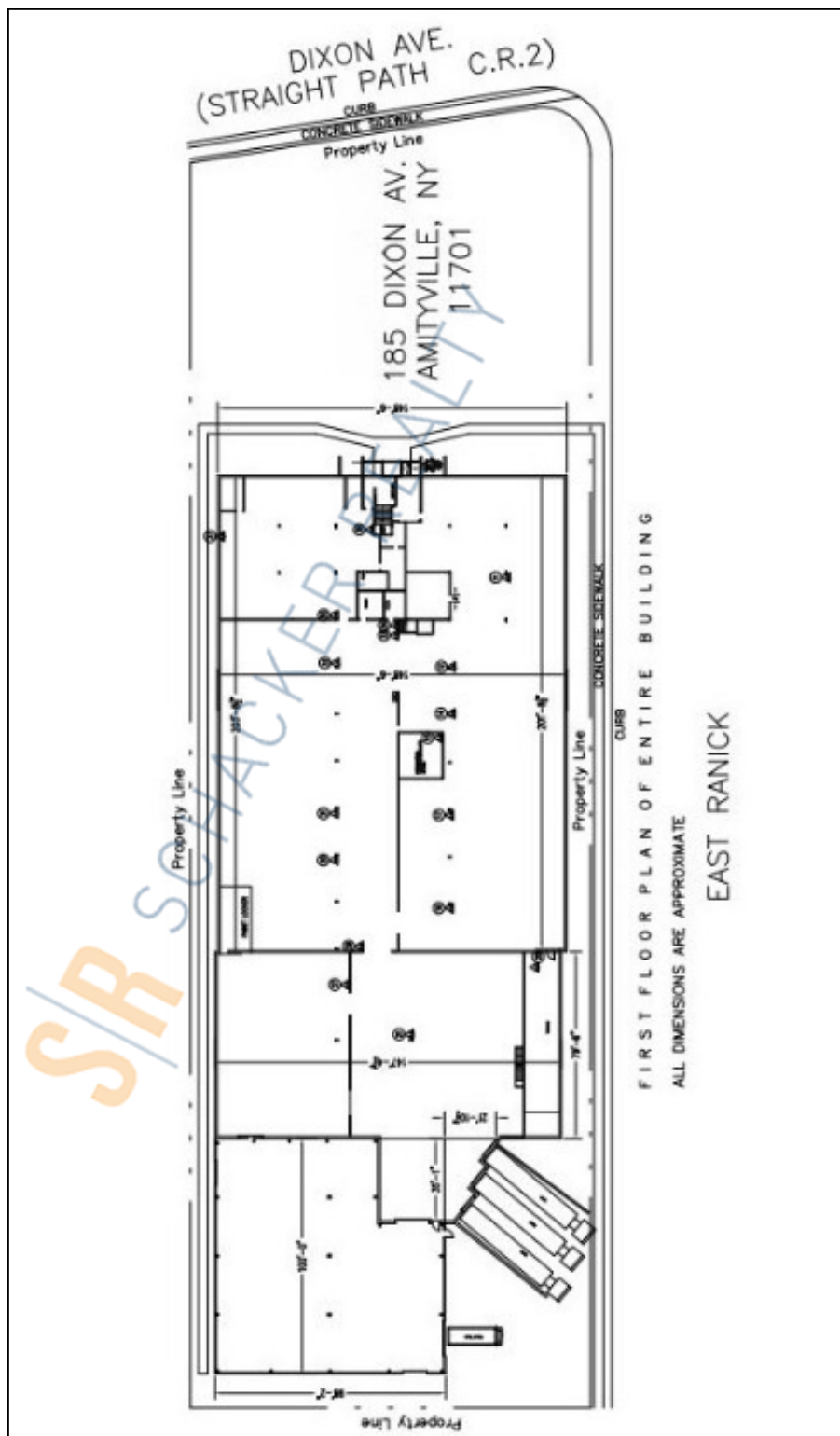


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