



SCHACKER REALTY

**Industrial Property For Sale Or Lease, Available: 62,675 sq. ft.  
Minimum Division 3,600 sq. ft.  
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:** 35.0' @ 10,000 sq. ft.  
**Ceiling Height 2:** 18.0'  
**Loading:** 3 Dock(s), 1 Drive-in(s)  
**Power:** 1,200 + 800 amps  
**A/C:** Offices Only  
**Sewers:** Yes

**Pricing and Timing:**

**Occupancy:** Vacant  
**Sale Price:** \$13,500,000  
(\$215.40/sq. ft.)  
**Lease Price:** \$12.95/sq. ft. Net  
**Taxes:** \$128,483.75 (\$2.05/sq. ft.)

\* IDA Tax Benefits Possible \*

**Pre-engineered Industrial building • Divisions possible with leasing options available • New facade finishing • New office HVAC • 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.

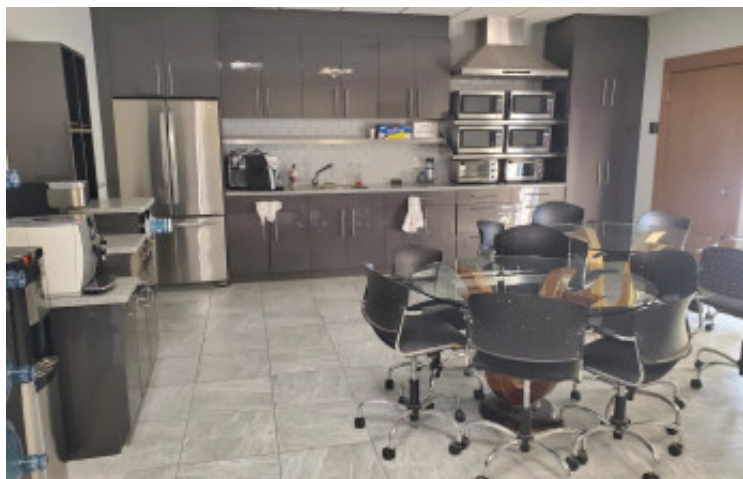
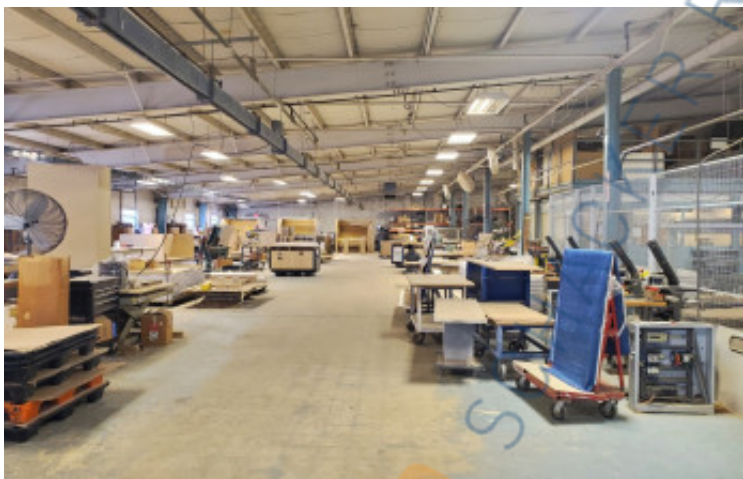
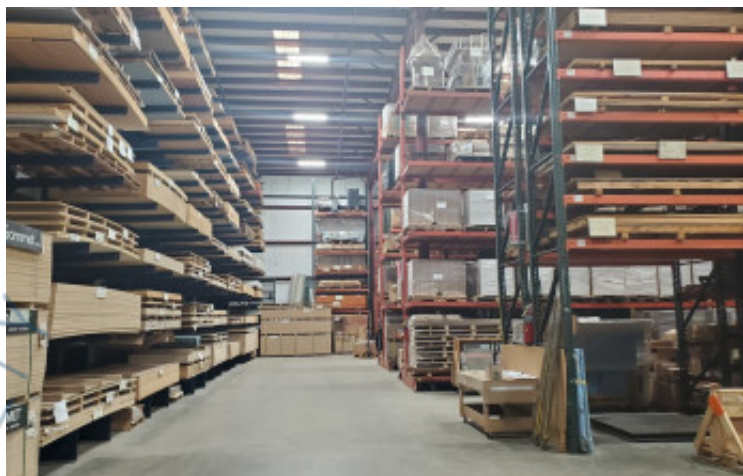
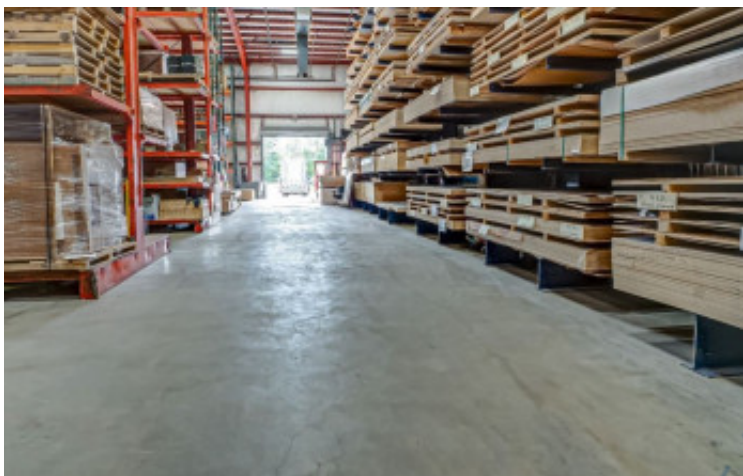
Measurements may be estimates and information shown should not be relied upon without independent verification.

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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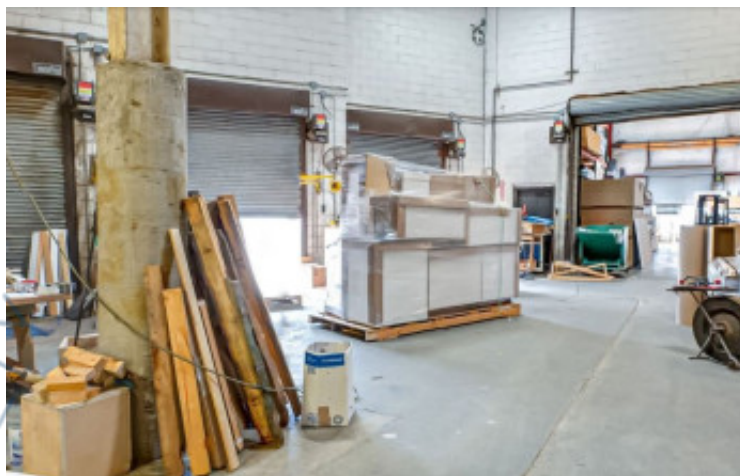
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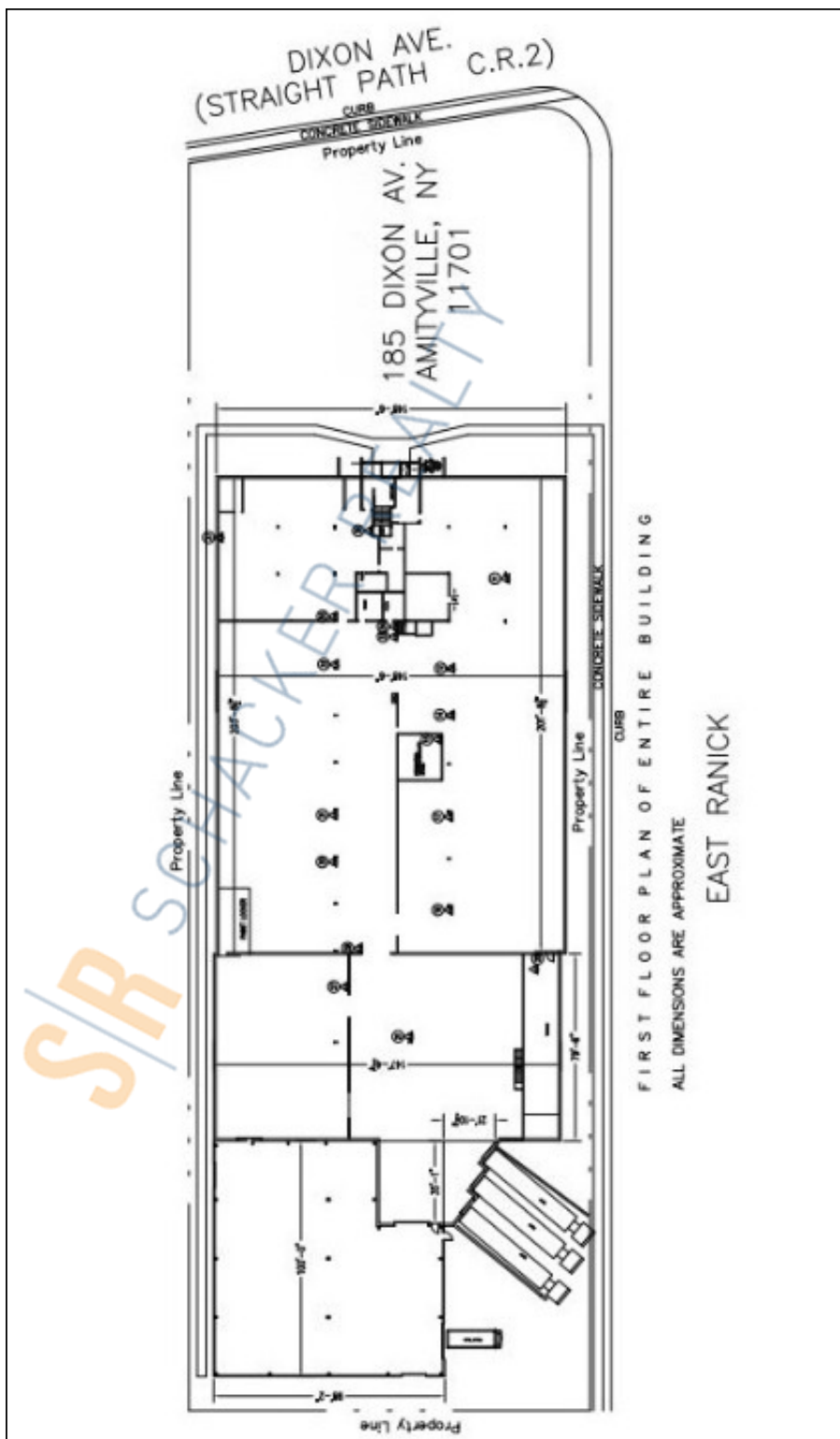


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