



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

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

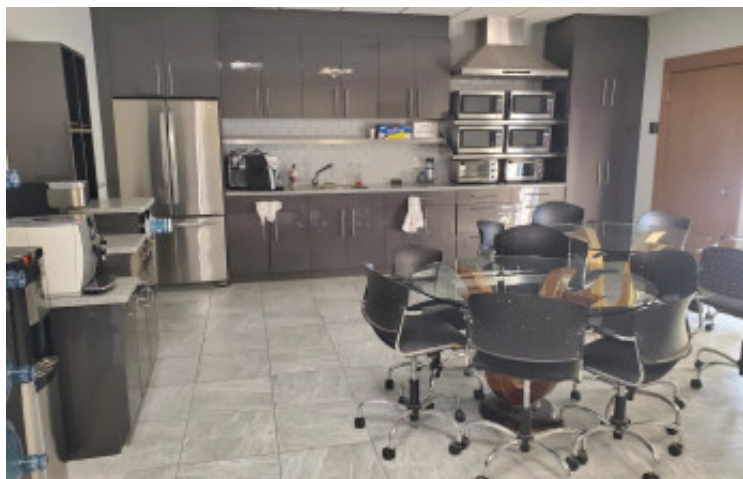
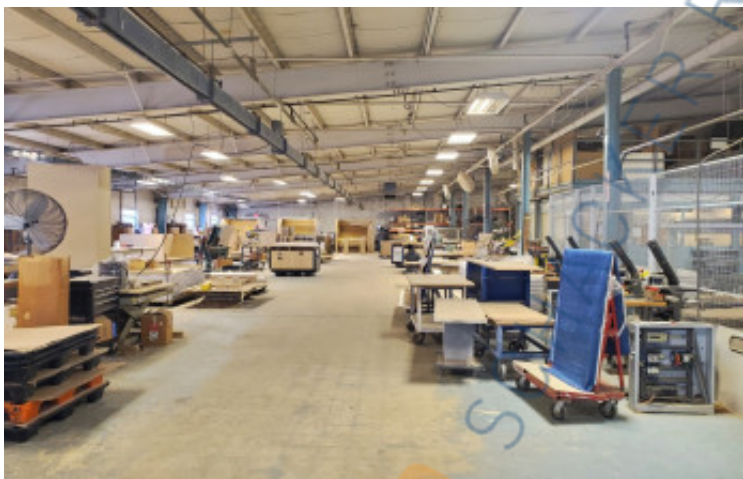
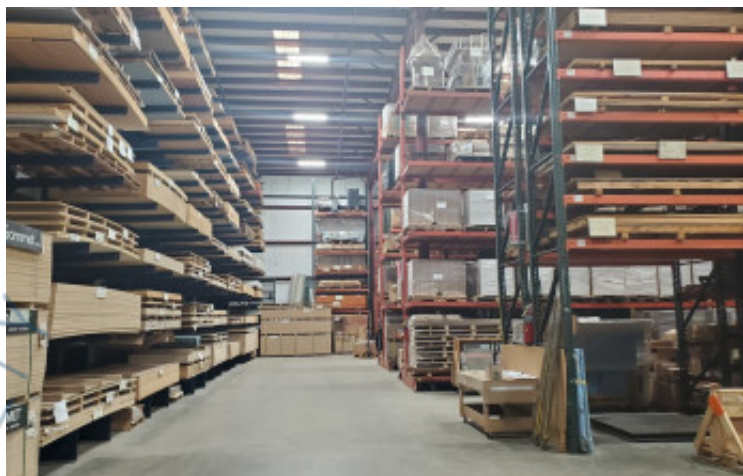
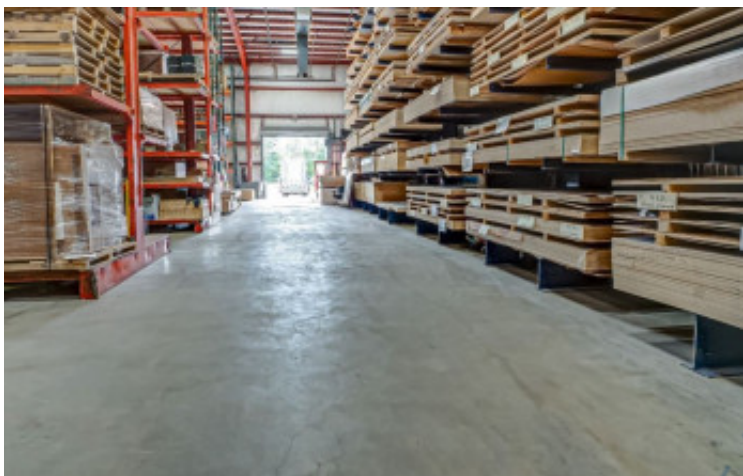
Measurements may be estimates and information shown should not be relied upon without independent verification.

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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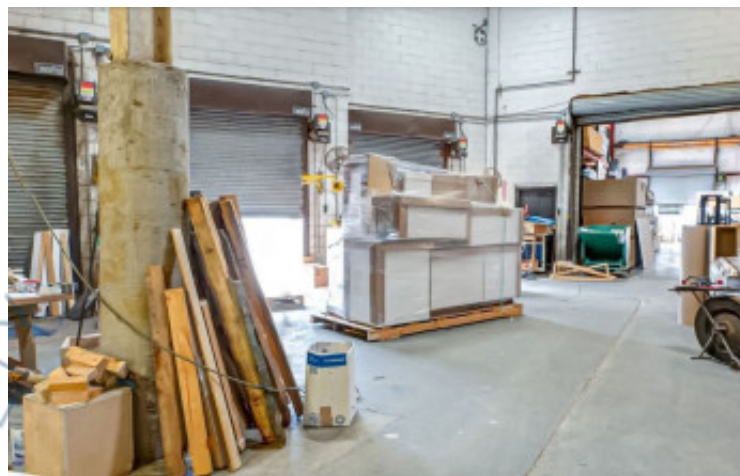
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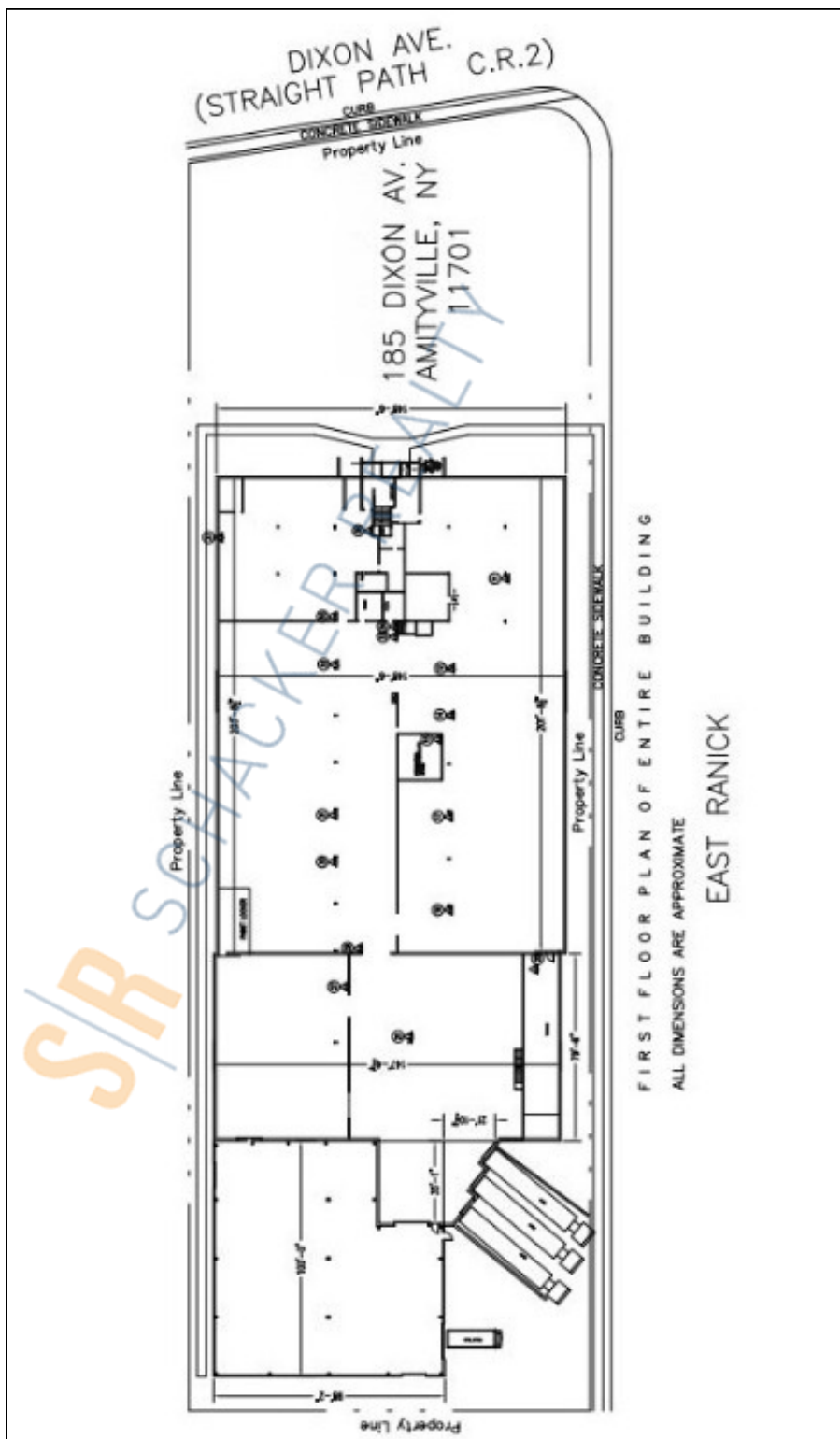


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