±112,000 SF Industrial For Sale
±60,000 SF Available For Lease
115 Albany Ave & 20 Reed Pl, Amityville NY 11701

Specifications:

		Available Space:
Building Size:	± 112,000 sf	± 60,000 sf
Lot Size:	± 5.43 acres	
Office:	± 9,000 sf	± 4,500 sf
Ceiling height:	± 26'@30,000 sf	± 26' @20,000 sf
Ceiling Height 2:	± 16'	± 16'
Loading:	10 docks	3 docks
	3 drive-ins	2 drive-ins
Power:	± 2,000 amps	
	+ 600 amps	
A/C:	Office only	Office only
Sewers:	yes	
Heat:	Gas	
Sprinklers:	yes	
Parking:	ample	

Features & Highlights:
• Two tenant industrial building with ample parking
• Seller occupies +/-52,000 sf and will leaseback or the building can be delivered vacant at closing
• 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:

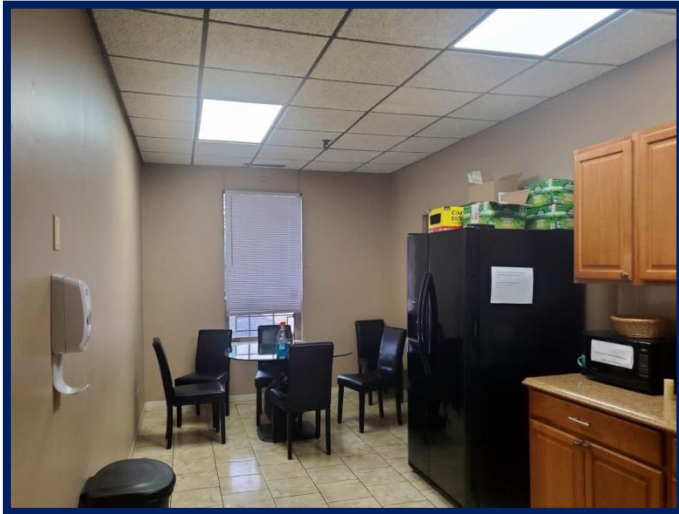|	
Occupancy:	± Q 1 2025
Sale Price:	$24,000,000 ($2.14/sf)
Lease Price:	$12.50/sf Net
23'/24' Taxes:	$2.00/sf

Ralph Perna, Licensed Associate Real Estate Broker
Office: 631-293-3700 x 46, Cell: 516-524-8060
rp@schackerrealty.com
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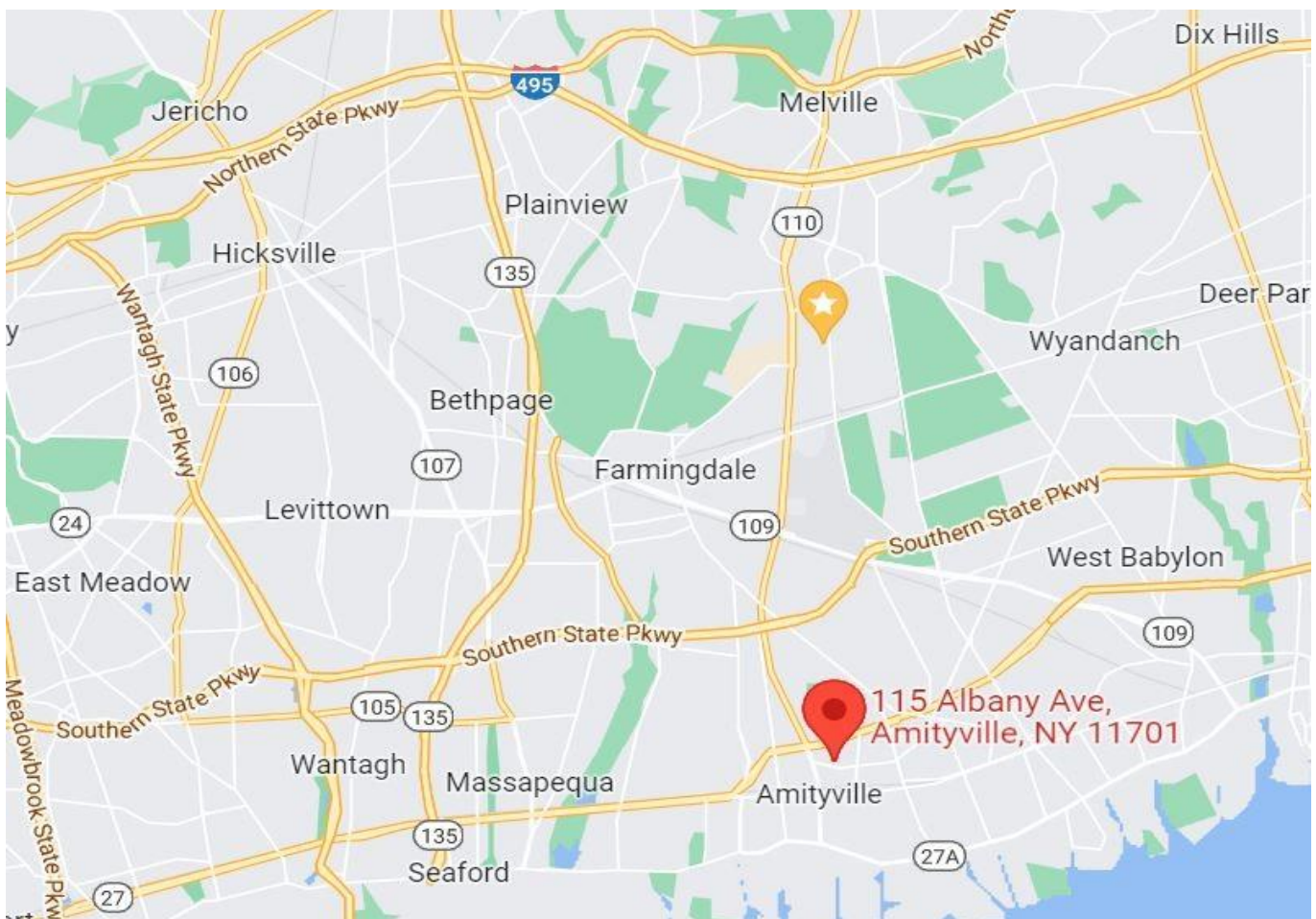Office: 631-293-3700 x 46, Cell: 516-524-8060
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20 REED PLACE

115 ALBANY AVE.

STORAGE WAREHOUSE
(ALMACÉN ALMACENAMIENTO)

SHIPPING & RECEIVING AREA
(RECEPCIÓN DEL ENVÍO ZONA)

PRODUCTION AREA
(AREA DE PRODUCCIÓN)

MAINTENANCE
DEPARTMENT

PACKAGING AREA
(ZONA EMBALAJE)

Merola Tile Area
(Merola Teja Área)

Merola Tile Space
(Merola Teja Área)