

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



**Specifications:**

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

**Available Space:**

± 60,000 sf  
 ± 4,500 sf  
 ± 26' @20,000 sf  
 ± 16'  
 3 docks  
 2 drive-ins  
 Office only

**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

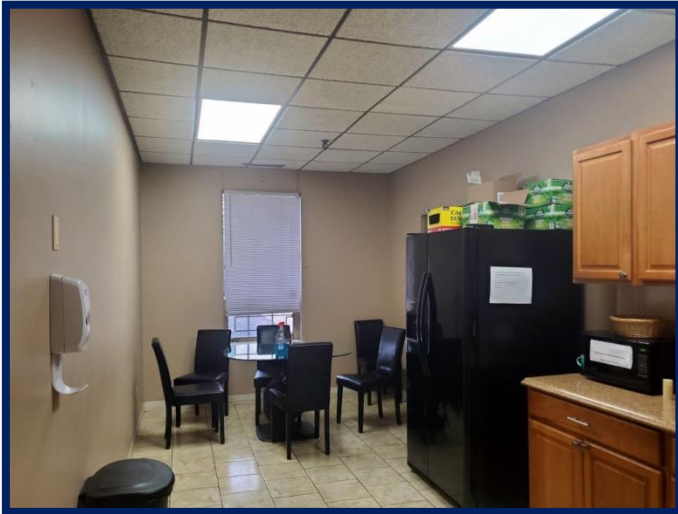
**Ralph Perna, Licensed Associate Real Estate Broker**

Office: 631-293-3700 x 46, Cell: 516-524-8060

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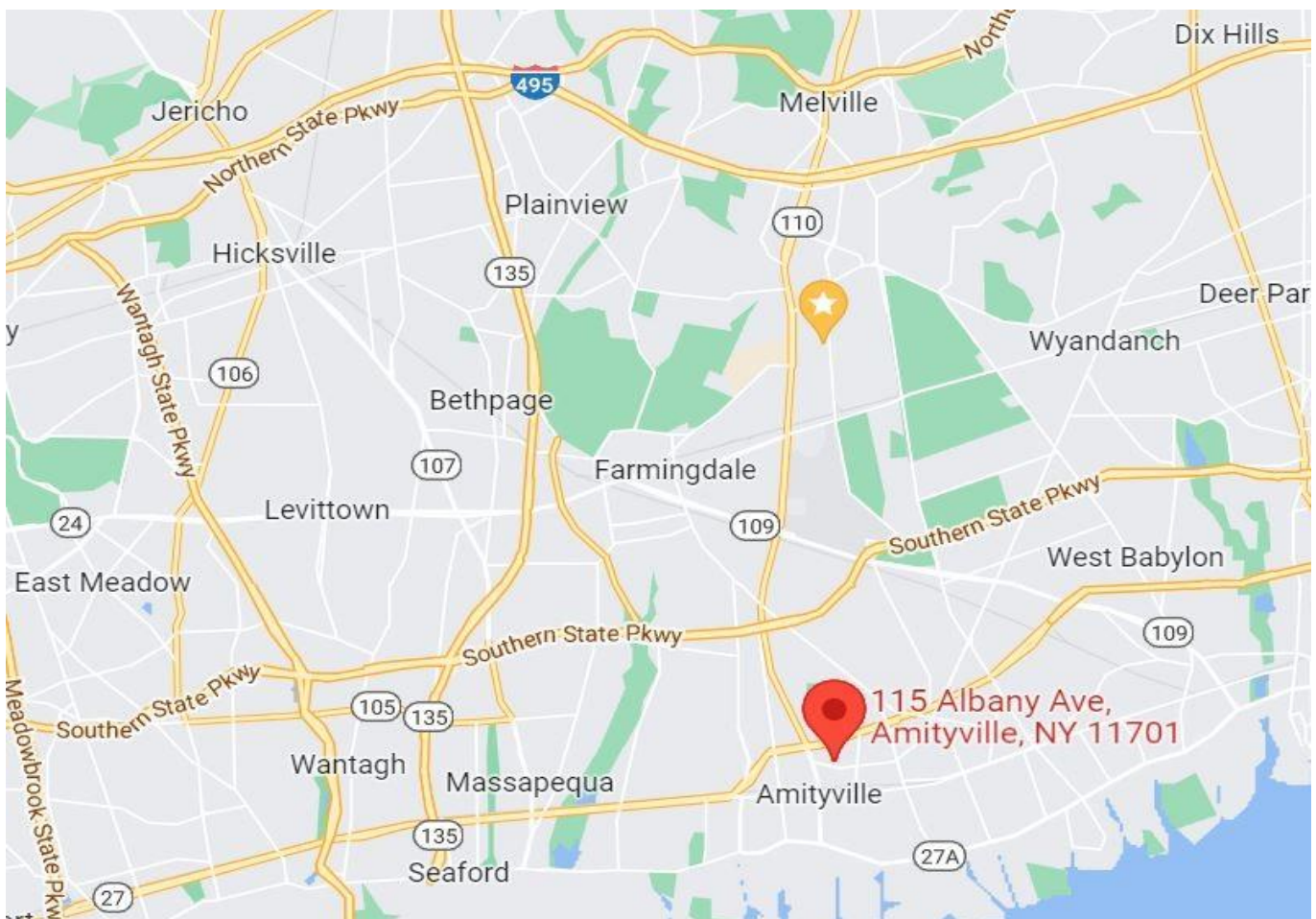
[www.schackerrealty.com](http://www.schackerrealty.com)

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