

76,000 SF Available For Lease/Sale
115 Albany Ave, Amityville NY 11701



Specifications:

Building Size:	76,000 sf
Lot Size:	3.4 acres
Office:	5,000 sf
Ceiling height:	± 26'@30,000 sf
Ceiling Height 2:	± 16'
Loading:	7 docks
	2 drive-ins
Power:	600 amps
A/C:	Office only
Sewers:	Yes
Heat:	Gas
Sprinklers:	Yes
Parking:	Ample

Features & Highlights:

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 3 2025
Sale Price:	\$16,500,000
	\$217.11/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

www.schackerrealty.com

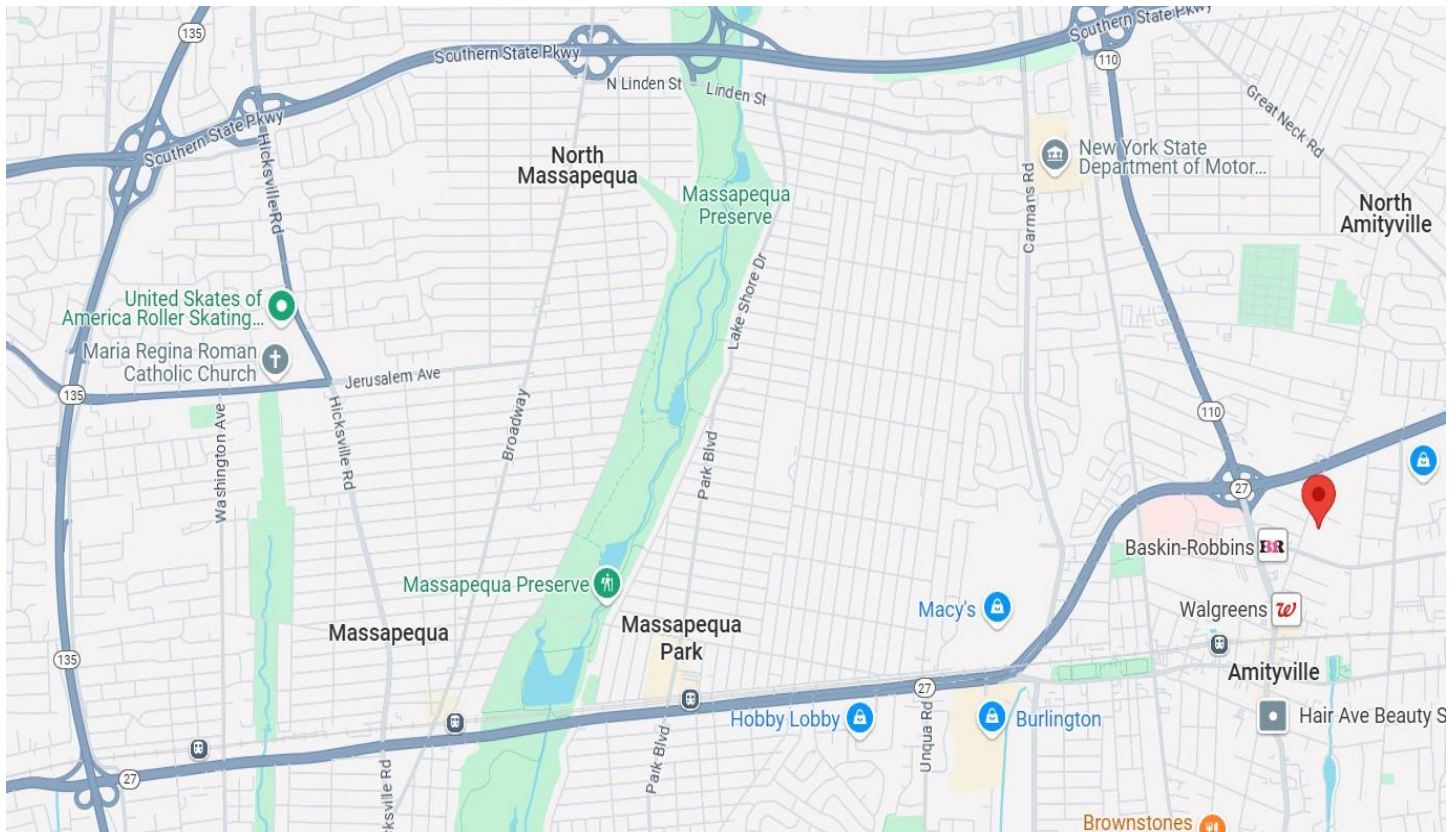
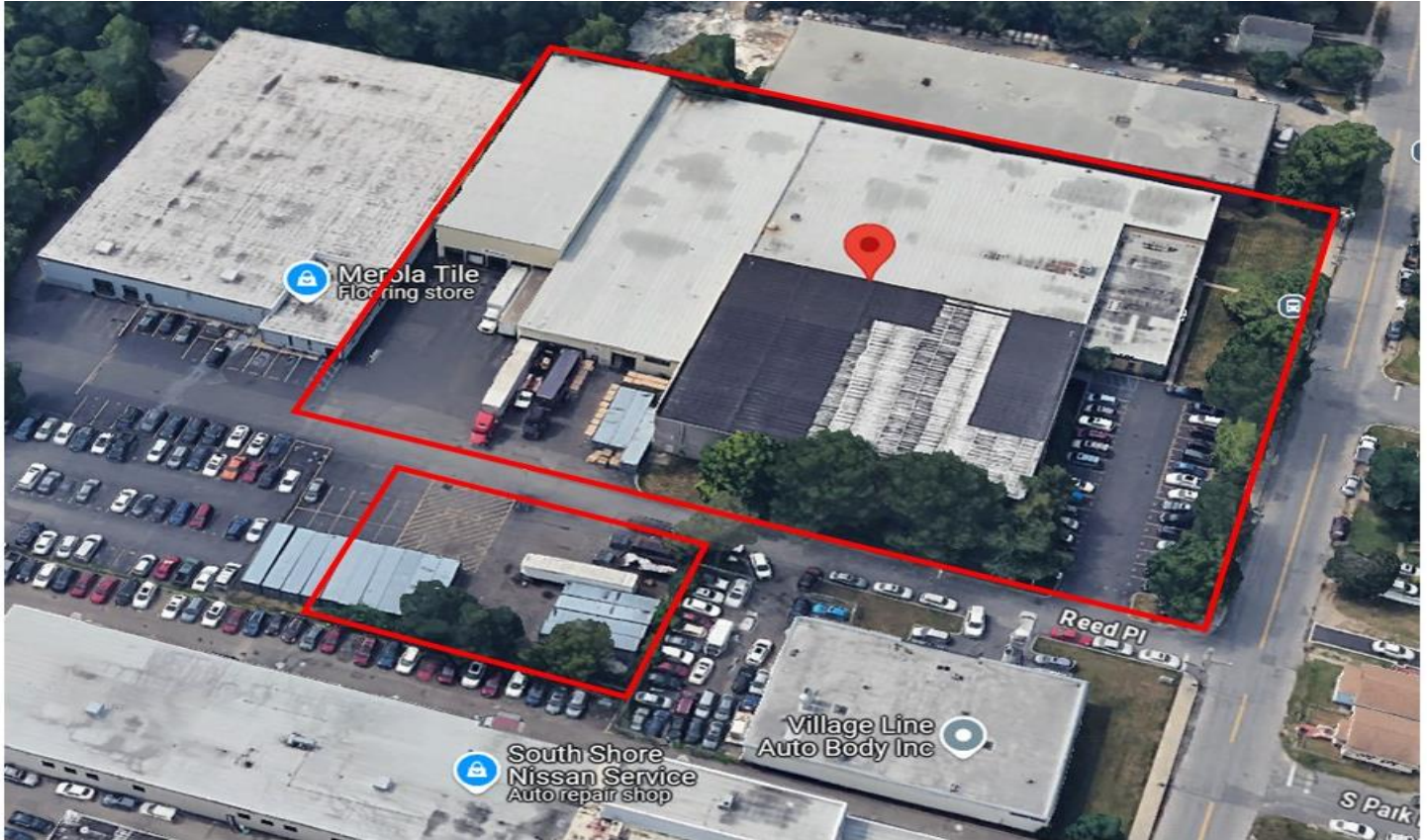


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