

**Industrial Property For Sale, Available: 112,000 sq. ft.  
Minimum Division 60,000 sq. ft.**

**115 Albany Ave and 20 Reed Pl, Amityville**



**Specifications:**

Building Size:	112,000 sq. ft.
Lot Size:	5.43 Acres
Office Space:	9,000 sq. ft.
Ceiling Height 1:	26.0' @ 30,000 sq. ft.
Ceiling Height 2:	16.0' @ 40,000 sq. ft.
Loading:	10 Dock(s), 3 Drive-in(s)
Power:	2,000 + 1,200 amps
A/C:	Offices Only
Parking:	Ample
Sewers:	Yes

**Pricing and Timing:**

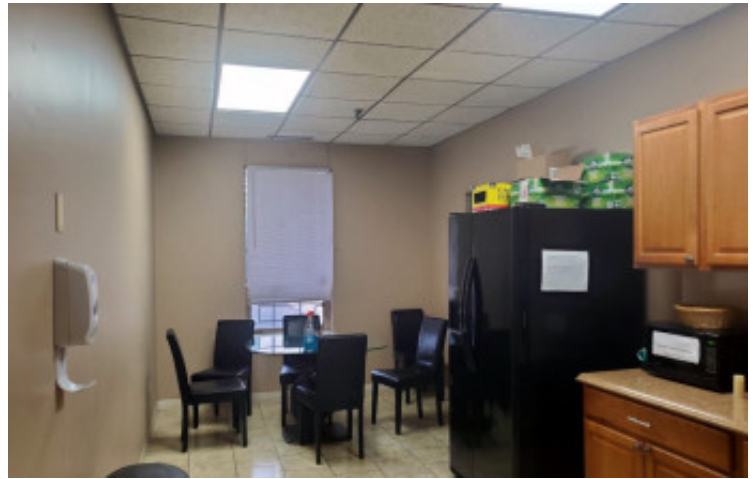
Occupancy:	Q-1 2025
Sale Price:	\$24,000,000 (\$214.29/sq. ft.)
Taxes:	\$224,000.00 (\$2/sq. ft.)

\* IDA Tax Benefits Possible \*

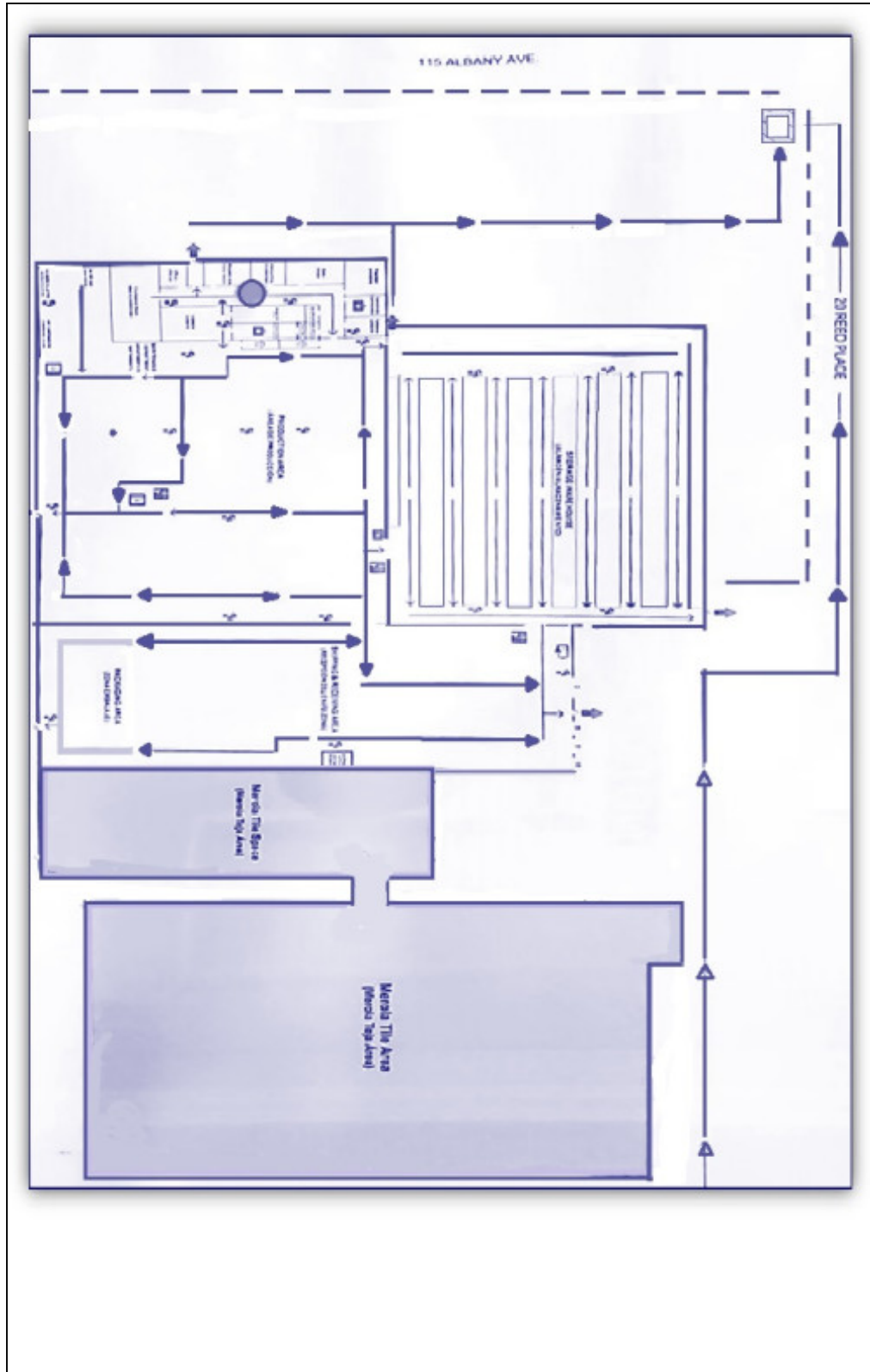
Two tenant industrial building with ample parking • Seller occupies +/-52,000 sf and will leaseback or the building can be delivered vacant at closing • The property is located in the Town of Babylon and new tenants are likely eligible for tax benefits from the Town of Babylon IDA

**For more information please contact:**

Ralph Perna, Associate RE Broker  
516-524-8060 (cell)  
631-293-3700 x46  
rp@schackerrealty.com



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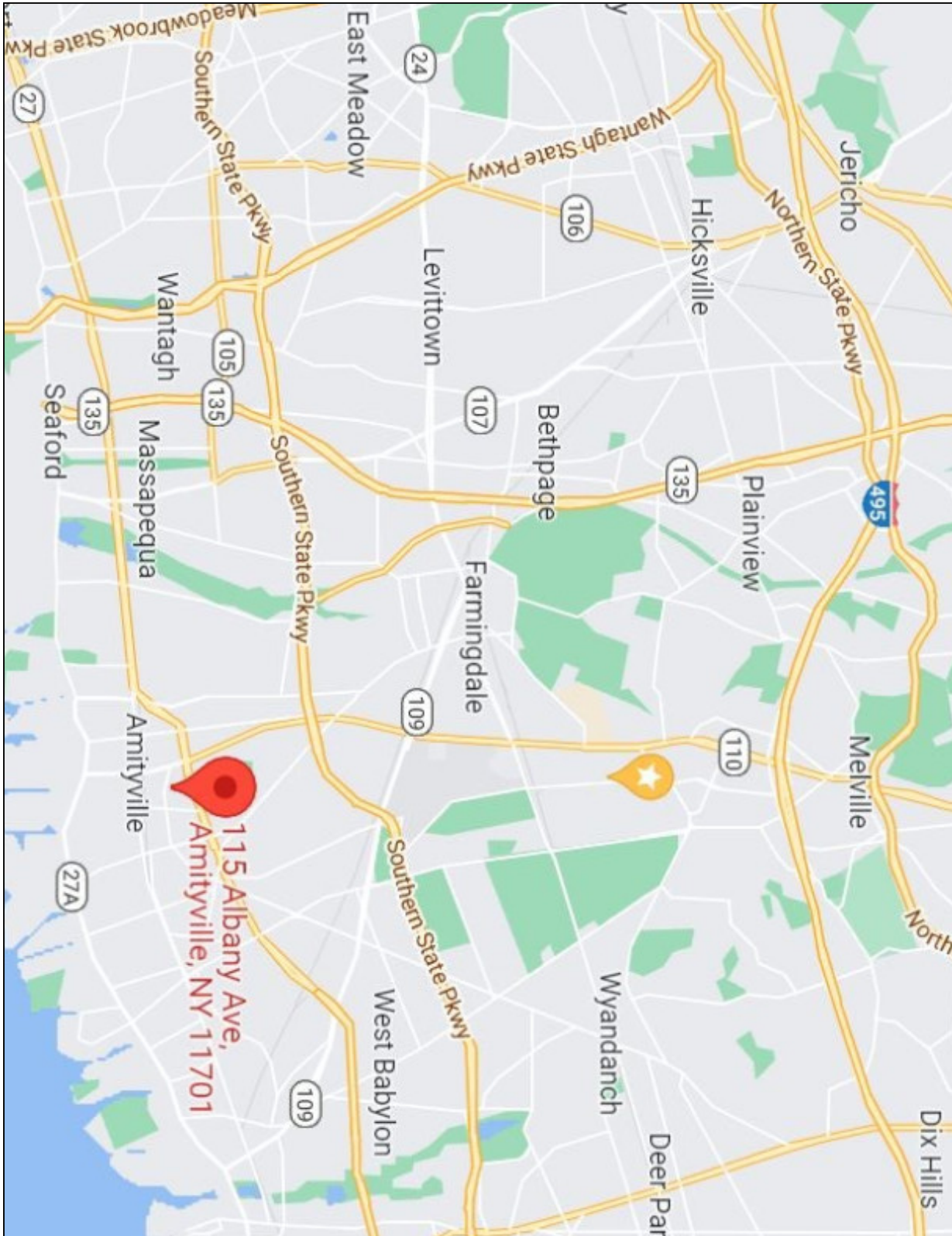


SCHACKER REALTY

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