

OFFERING MEMORANDUM

667 Albany Ave | Amityville , New York 11701- Section 126.01, Block 1.00, Lot 2.005

INDUSTRIAL LAND FOR SALE- 2 ACRES



Commercial

EXECUTIVE SUMMARY



667 Albany Ave | Amityville , New York 11701- Section 126.01, Block 1.00, Lot 2.005

Lot Size:	2 Acres (87,120 SF)	Taxes	+/- \$36,000
Zoning:	Planned Industrial Park (PIP)	Sanitary:	Municipal Sewers
Asking Price	\$2,850,000	Municipality:	Town of Babylon

Property Overview

The last undeveloped parcel in the highly sought-after Amityville Industrial Park presents a rare opportunity to acquire approximately 2 acres of prime industrial land. Zoned Planned Industrial Park (PIP) within the Town of Babylon, this site offers exceptional flexibility for owner-users, developers, and investors seeking to establish a presence in one of Long Island’s premier industrial corridors. The property is fully serviced by municipal sewers and benefits from excellent accessibility to major transportation routes, including Route 110, Sunrise Highway, and the Southern State Parkway. Current conceptual plans illustrate a 15,000 SF warehouse with dedicated office space, two loading docks, 33 parking spaces, and approximately 17,140 SF of usable outdoor vehicle storage area, while zoning allows for the ability to construct 20,000+ SF depending on final design and approvals. Permitted uses include warehousing, distribution, office, light industrial, and outside vehicle storage by special permit, making this an ideal opportunity for contractors, logistics users, fleet operators, and industrial developers.

Property Highlights

- ±2.00-acre industrial development site
- Zoned Planned Industrial Park (PIP-1)
- Ability to build +/- 20,000 SF
- Conceptual plans for warehouse (2 Loading Docks and 9 Overhead Doors) with office and outdoor vehicle storage
- Municipal sewer service in place

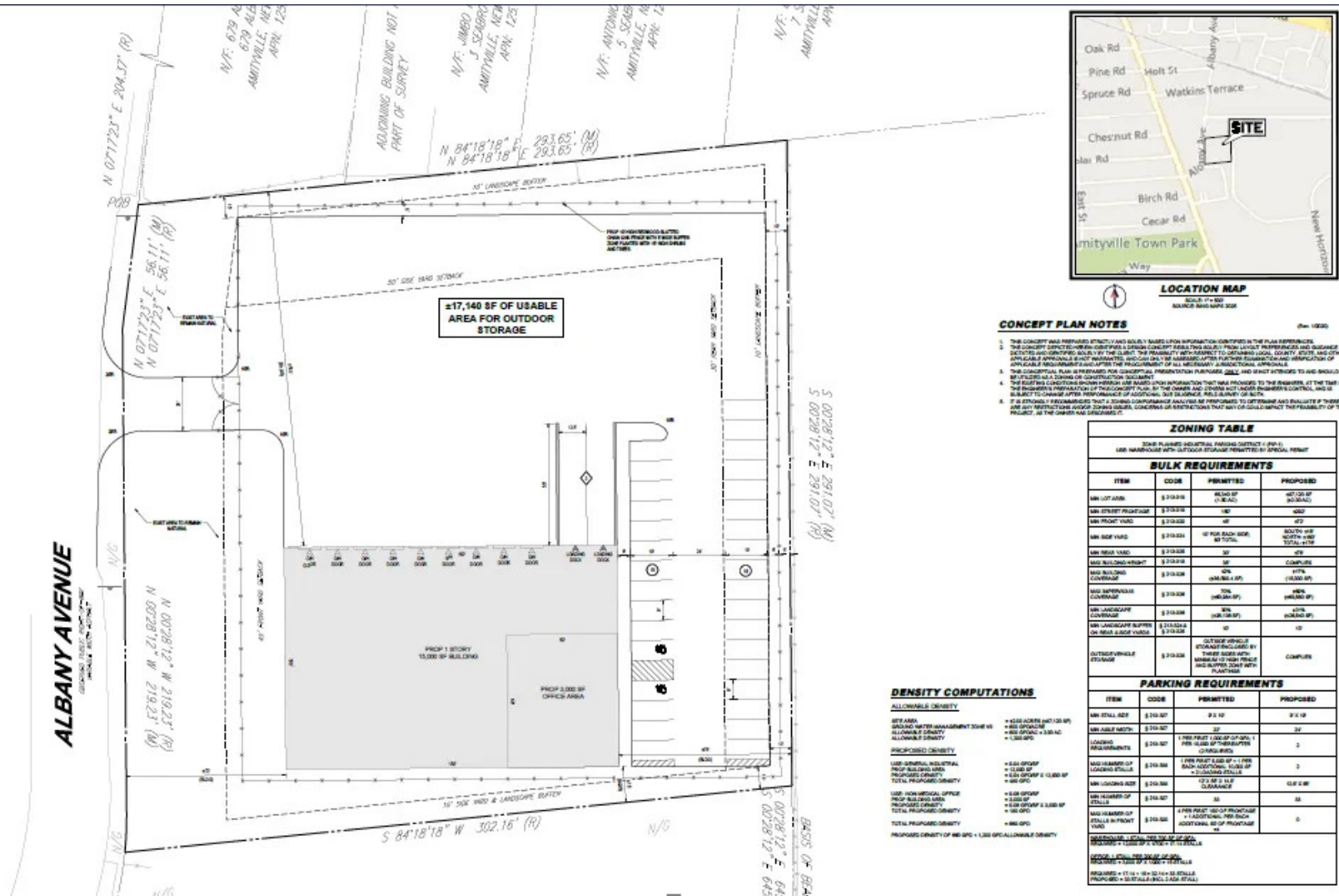
Exclusively represented by:

Michael Gronenthal

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CONCEPTUAL SITE PLAN- 15,000 SF WAREHOUSE

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Planned Industrial Park District- Town of Babylon

Permitted Uses:

No building, structure or land shall be used and no building or structure shall hereafter be erected, structurally altered, enlarged or maintained, except for one or more of the following uses. All of the following operations and activities shall be carried on within fully enclosed structures, and there shall be no outdoor storage of materials, equipment or vehicles, other than as expressly stated in § 213-328 of this article, entitled "Outside storage and display; vehicle storage."

[Amended 11-17-2011 by L.L. No. 21-2011]

(1)

Light industrial use: light industrial establishments in which the principal activity shall be the manufacture, intermediate processing or assembly of goods or similar operations which conform to the performance standards contained in § 213-341 of this article.

(2)

Research and development design laboratories.

(3)

Warehousing and distribution use: warehousing and distribution plants, but not including coal, petroleum or petroleum products.

(4)

Office building use.

(5)

Banks.

(6)

Broadcasting station.

(7)

The following use when allowed as a special exception by the Board of Appeals, subject to conditions, restrictions and safeguards as may be imposed by the Board of Appeals:

[Added 12-15-2014 by L.L. No. 16-2014]

(a)

Gymnastics center. Provided however, that the lot line for any gymnastics center shall not be located within a one-thousand-foot radius of the lot line of another such legal gymnastics center within the PIP District.

B.

All other requirements of the Planned Industrial Park District shall apply.

C.

All uses other than those expressly listed above are to be considered as prohibited uses.

§ 213-326 Building area.

The maximum building area shall not exceed 42% of the total lot area; and the maximum impervious area (building plus paved area) shall not exceed 70%.

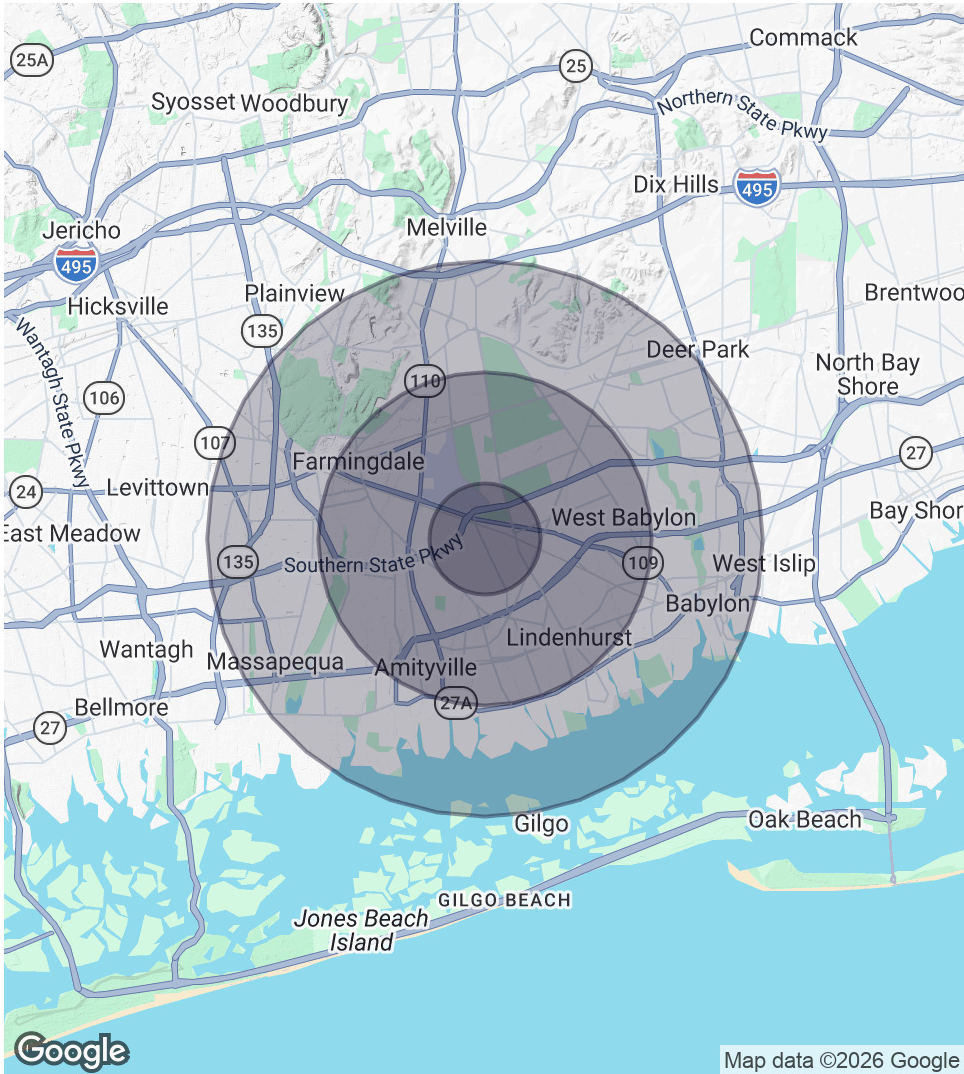
DEMOGRAPHICS MAP & REPORT

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Population	1 Mile	3 Miles	5 Miles
Total Population	14,416	143,864	323,699
Average Age	39.5	40.9	42.0
Average Age (Male)	36.9	39.1	40.6
Average Age (Female)	42.0	42.8	43.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,905	45,739	106,328
# of Persons per HH	3.7	3.1	3.0
Average HH Income	\$146,673	\$152,715	\$166,395
Average House Value	\$511,701	\$528,341	\$581,382

2023 American Community Survey (ACS)



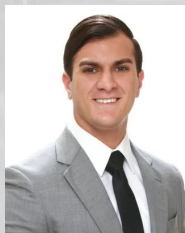
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We Are Commercial Real Estate

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