

**FOR
LEASE**



INDUSTRIAL BUILDING & YARD

135 Dixon Avenue, Amityville



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PROPERTY OVERVIEW

Suffolk County Industrial Land Available for Lease

- » Property includes a state & village license and Certificate of Occupancy permit for auto wrecking, dismantling, and scrap metal operations
- » Assorted heavy equipment and machinery including 72 foot truck scale, air compressors, excavator, forklifts, and other equipment can be included in the lease
- » Outside storage permitted
- » Full security system in place, connected to central station
- » Ideal for: New and used car sales, auto storage, towing company, auto parts storage, landscaper, contractor/roofer yard, junk/scrap yard
- » Potential for CBD/cannabis operations (T1 and T2 processing allowed as of right)
- » Two means of ingress/egress via Dixon Avenue and Elm Place
- » Village of Amityville, incorporated within the Town of Babylon

Building Details

Address: 135 Dixon Avenue

Acres: +/- 0.45

Building Size: +/- 1,750 SF

Office: 10%

Loading: 1 Drive In

Ceiling Height: 12'

Power: 400a

Sewers: Yes





LOCATION HIGHLIGHTS

135 Dixon Avenue is strategically located near:

- » Southern State Parkway
- » Route 110
- » Sunrise Highway

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