

76,000 SF Industrial Building

Available For Lease (*Will Divide*)



115 Albany Ave, Amityville



Specifications:

Lot Size:	3.40 Acres
Available Space:	76,000 SF (60,000 SF Minimum Division)
Office Space:	4,000 SF
Ceiling Height:	26.0' @ 30,000 SF 16.0' @ 46,000 SF
Loading:	8 Loading Docks 2 Drive-in Doors
Power:	Ample
Utilities:	Gas heat Air conditioned offices Fully Sprinklered
Parking:	± 72 spots
Built:	1962
Municipality:	Town of Babylon Industrial G Zoning

Pricing and Timing:

Lease Price:	\$13.50/sq. ft. NET
Taxes:	\$147,984 (\$1.95/SF) *Babylon IDA Tax benefits available
Occupancy:	Arranged

Possible Divisions:

- 66,000 SF – 3 Loading docks and 2 Drive-in Doors
- 60,000 SF – 3 Loading docks and 2 Drive-in Doors

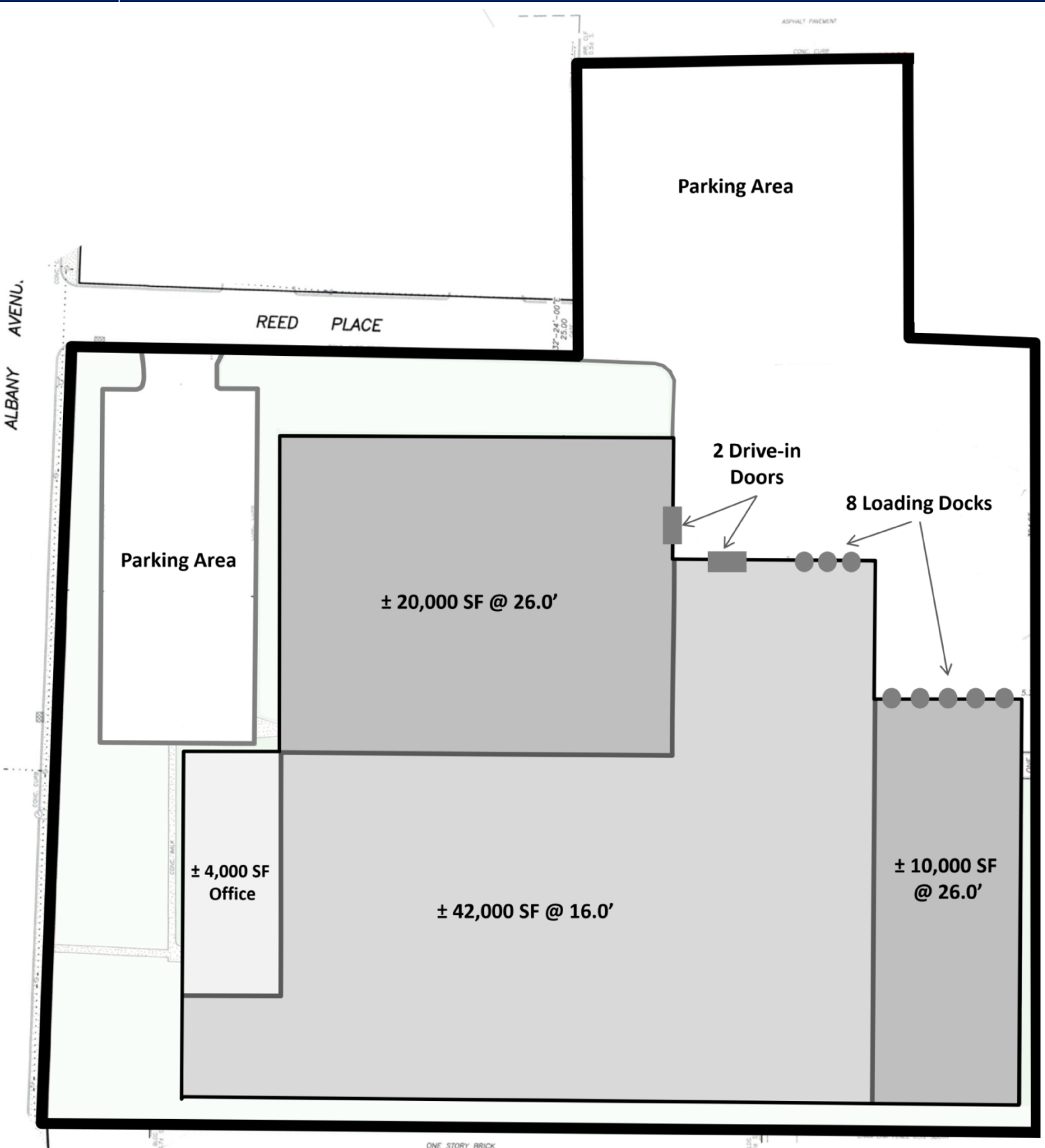
Features:

- Well suited for both manufacturing and distribution operations
- Substantial power available
- Excellent swing room
- On sewers

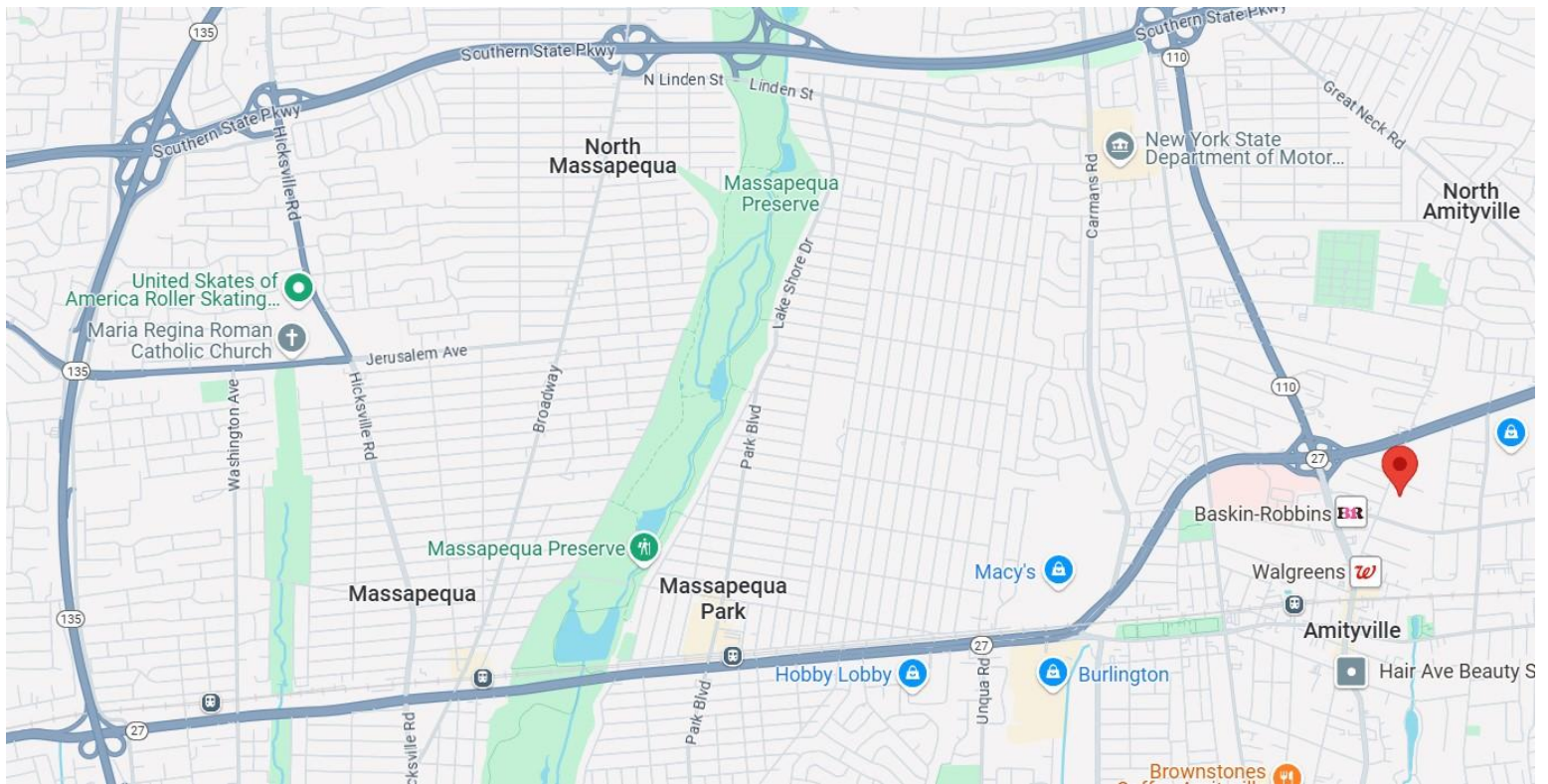
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*All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification .*



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