

The Compound

AT AMITYVILLE



FOR SALE
135,000 SF | 5 BUILDING PORTFOLIO

LONG ISLAND INDUSTRIAL MARKET | NEW YORK



DESTINATION	DISTANCE
Southern State Parkway	2.9 Miles
Long Island Expressway	8.0 Miles
JFK Airport	19.6 Miles
Queens	20.5 Miles
LaGuardia Airport	25.2 Miles
Brooklyn	28.1 Miles
Manhattan	30.7 Miles



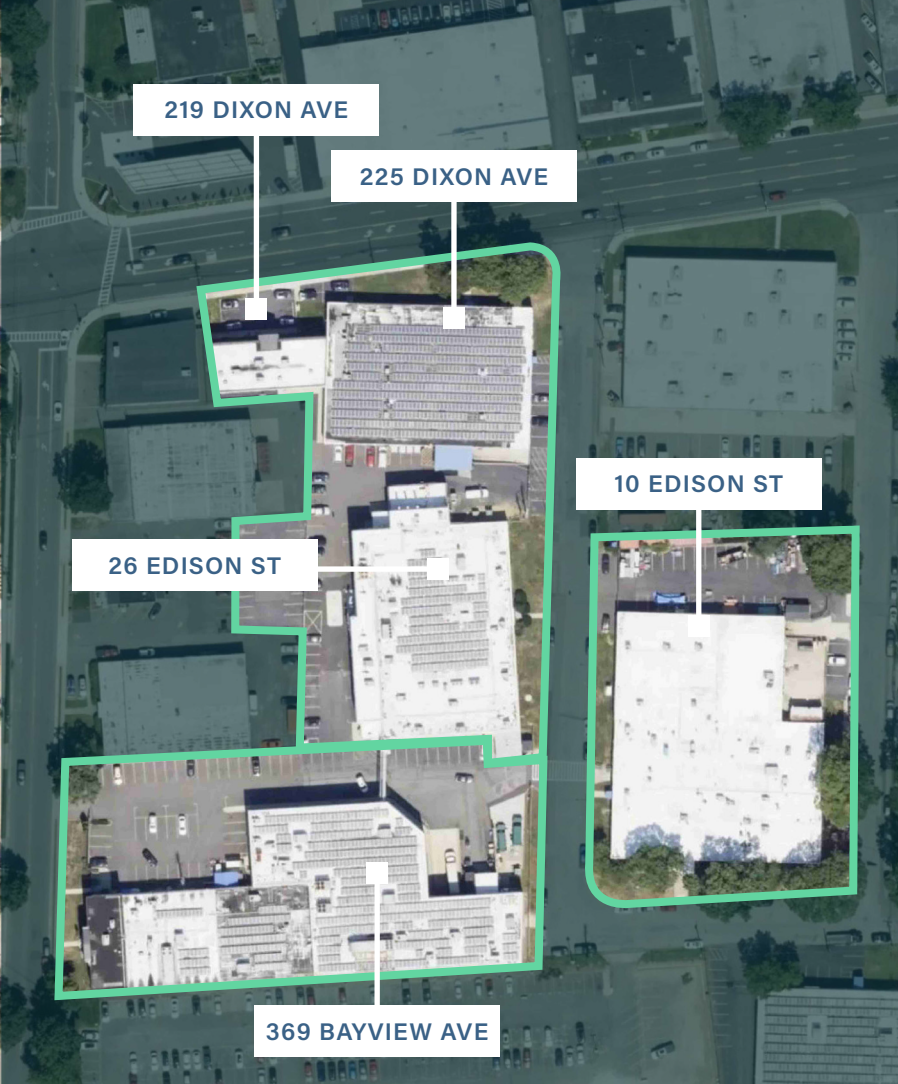
Connectivity
to major
transportation
routes



2.9 miles from
the Southern
State Parkway



Strong labor
pool supported
by surrounding
communities



THE COMPOUND

Encompassing approximately 135,000 square feet across five industrial buildings, The Compound located in Amityville, New York is strategically centered in Long Island's thriving industrial corridor.

Formerly operated as a pharmaceutical manufacturing campus, The Compound, offers a rare combination of scale, functionality, and repurpose potential. With convenient access to major highways, a strong labor pool, and connectivity to the greater New York metropolitan area, the portfolio presents an exceptional opportunity for investors, owner-users, and developers seeking a high-profile industrial acquisition in one of the region's most established business communities.



219 Dixon Avenue
8,000 SF
Administrative



225 Dixon Avenue
21,000 SF
Warehouse & Quality Control



26 Edison Street
32,000 SF
Sterile Manufacturing



369 Bayview Avenue
39,000 SF
Non-Sterile Manufacturing

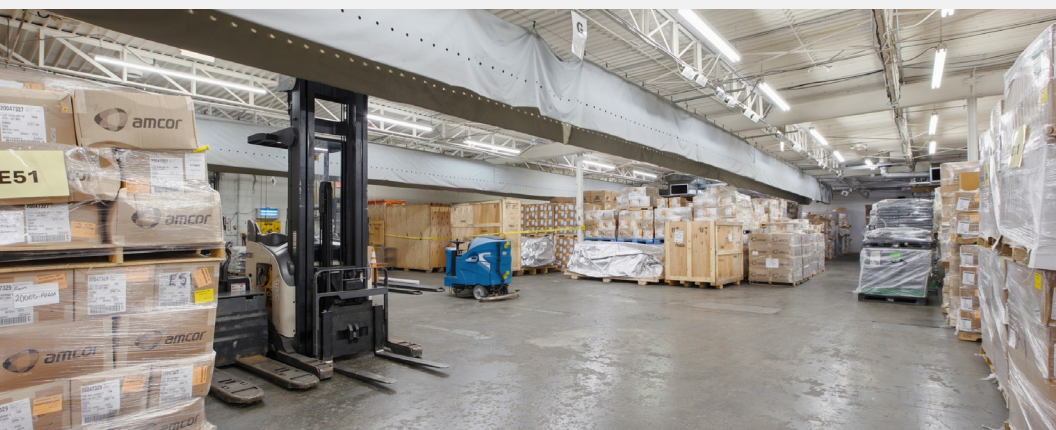


10 Edison Street
35,000 SF
Support Services & Storage



219 DIXON AVENUE

LOT	101-4-2-16.2	SEWER	Yes
BUILDING SIZE	±8,000 SF	SPRINKLERS	Yes
HEAT	Gas Fired RTU's	A/C	Fully
EXISTING USES	Administrative & Executive Office	FEATURES	High-End Finishes



225 DIXON AVENUE

LOT	101-4-2-16.2	HEAT	Oil
BUILDING SIZE	±21,000 SF	SEWER	Yes
LOADING	1 Dock 1 Drive-In	SPRINKLERS	No
CLEAR HEIGHT	12'6"	A/C	No
POWER	Heavy	FEATURES	Solar Panels
EXISTING USES	Warehouse & Quality Control		



26 EDISON STREET

LOT	101-4-2-16.2	POWER	Heavy
BUILDING SIZE	±32,000 SF ±27,000 SF (Footprint) ±5,000 SF (2nd Fl.)	HEAT	Gas
OFFICE SIZE	±4,000 SF	SEWER	Yes
LOADING	3 Drive-Ins	SPRINKLERS	Yes
CLEAR HEIGHT	TBD	A/C	Fully
EXISTING USES	Sterile & Controlled Product Manufacturing	FEATURES	Solar Panels

*The above buildings are located on the same 2-acre tax lot totaling, ±61,000 SF with 62 parking stalls.



369 BAYVIEW AVENUE

LOT SIZE	±1.84 Acres	POWER	Heavy
BUILDING SIZE	±39,000 SF (Footprint) ±5,648 SF (Mezzanine)	HEAT	Gas
OFFICE SIZE	±2,426 SF (2nd Floor)	SEWER	Yes
LOADING	2 Docks 2 Drive-Ins	SPRINKLERS	Yes
CLEAR HEIGHT	23,000 SF @ 24' 19,300 @ 11'	A/C	Fully
EXISTING USES	Non-Sterile Industrial Manufacturing	FEATURES	Solar Panels 70 Parking Stalls Racking Included

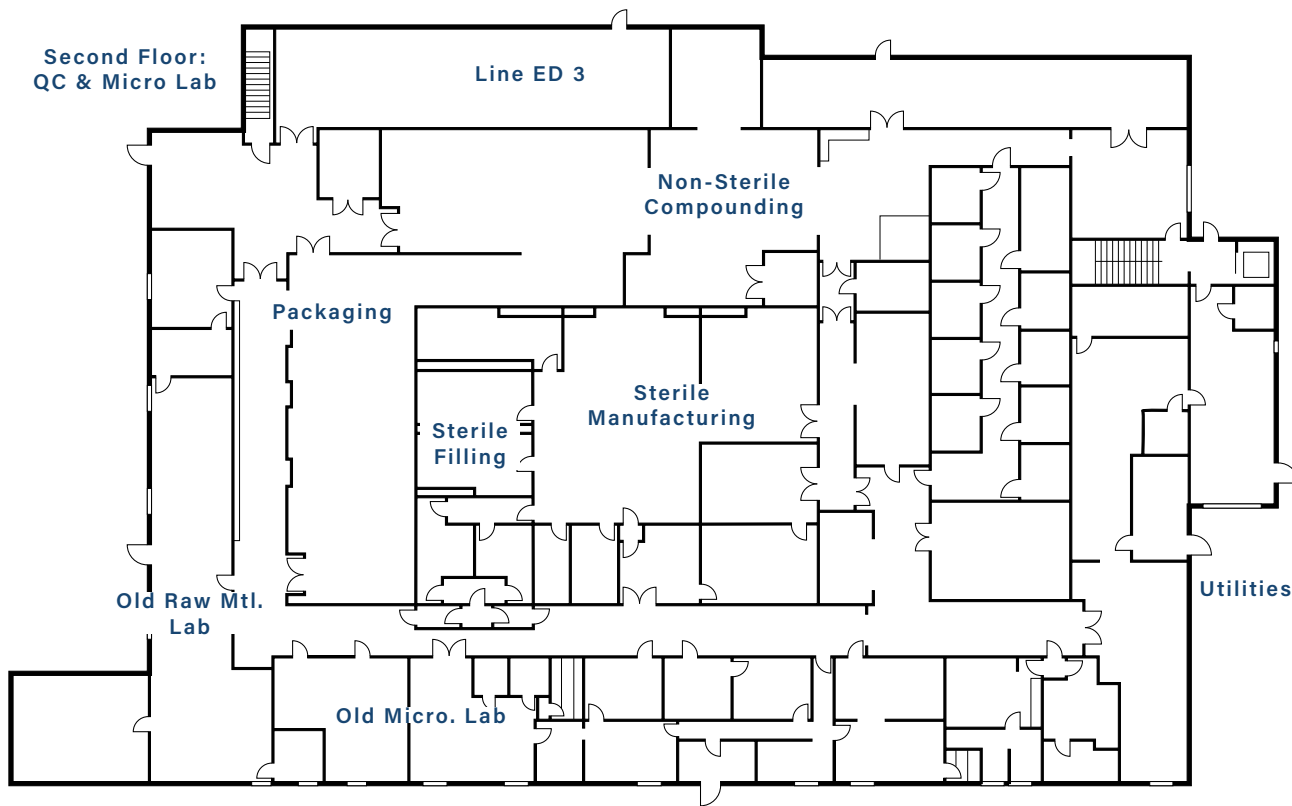


10 EDISON STREET

LOT SIZE	±1.40 Acres	POWER	Heavy
BUILDING SIZE	±35,000 SF	HEAT	Gas
OFFICE SIZE	±22,000 SF	SEWER	Yes
LOADING	1 Dock 2 Drive-Ins	SPRINKLERS	Yes
CLEAR HEIGHT	14'0"	A/C	Fully
EXISTING USES	Quality, Regulatory, RM Receiving, Maintenance, ICH Chambers	FEATURES	2 Holding Refrigerators 35 Parking Stalls & Street Parking Large Cafeteria Lab Space & Admin Office



26 EDISON STREET FLOORPLAN

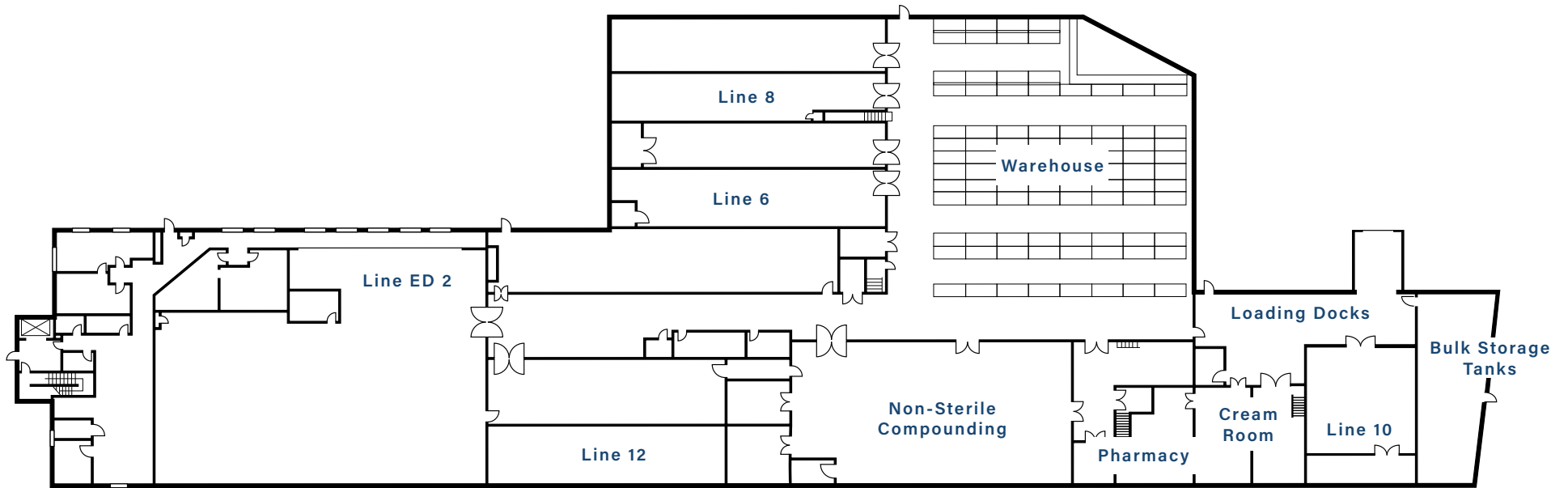


Focus in sterile & controlled product manufacturing

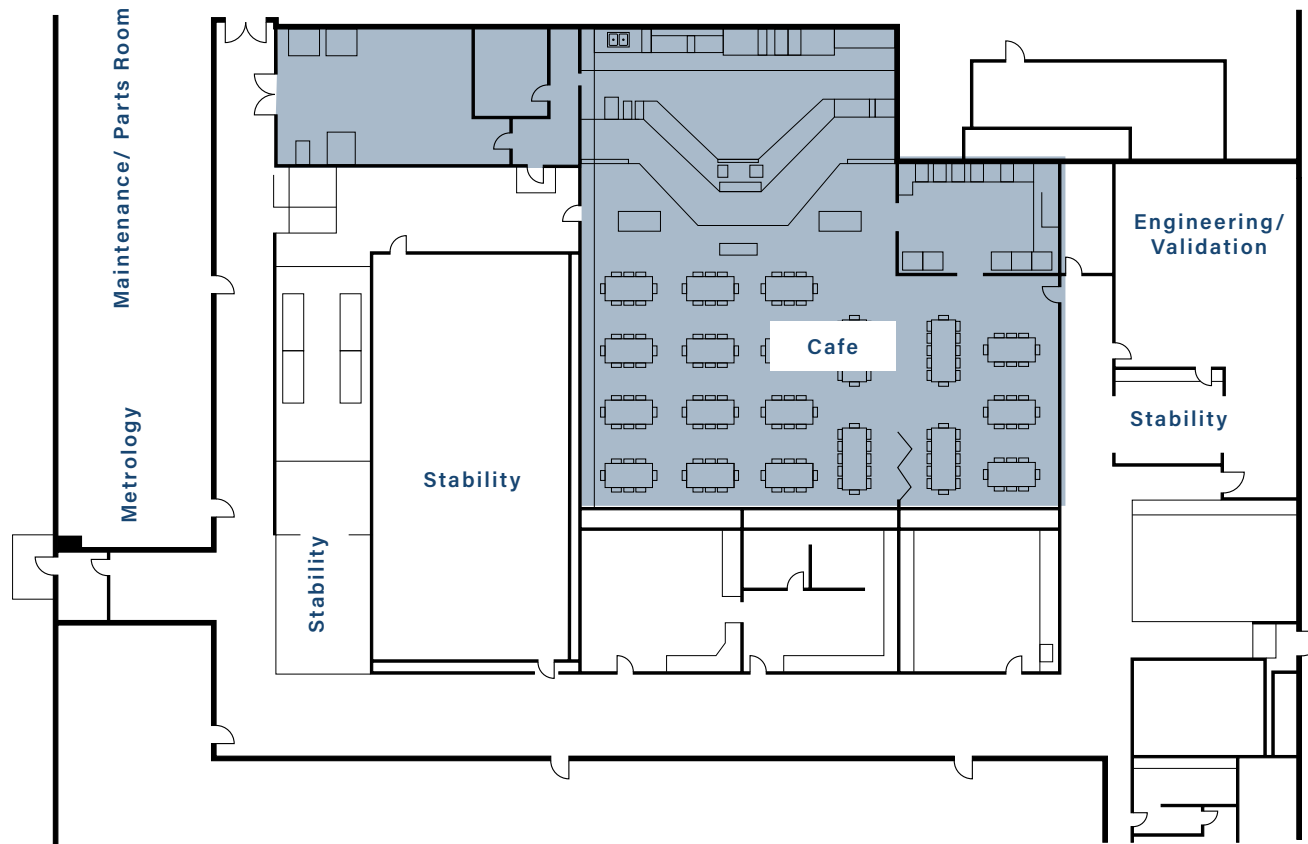


369 BAYVIEW AVENUE
FLOORPLAN

Focus in non-sterile
manufacturing



10 EDISON STREET FLOOR PLAN

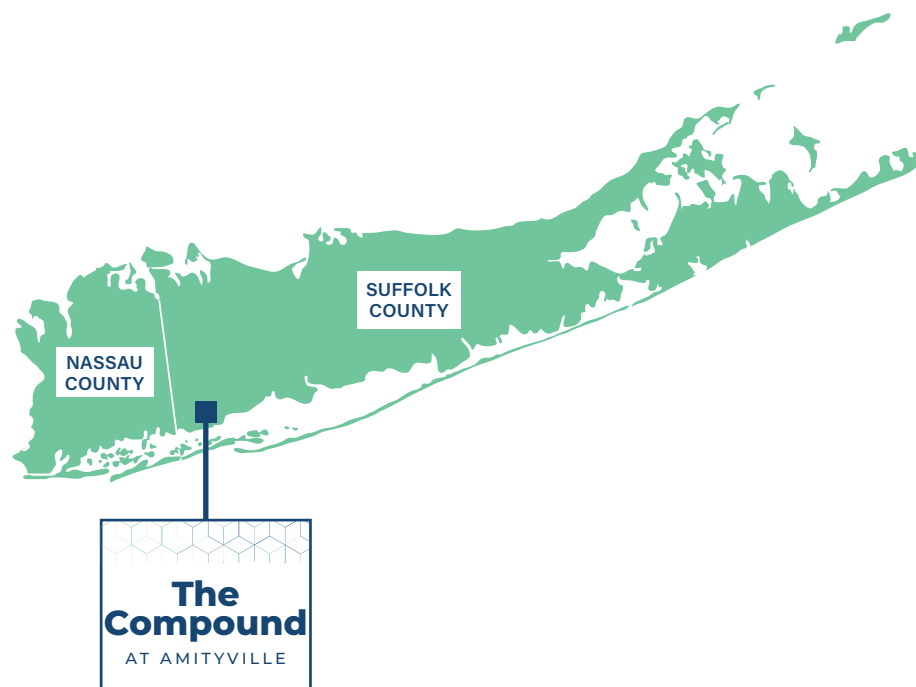


Focus in support
services & storage



LONG ISLAND INDUSTRIAL MARKET

Comprising more than 105.4 million SF of industrial space, the Long Island Industrial market continues to demonstrate stable fundamentals supported by healthy tenant demand and a limited supply of large-block availability. Market vacancy declined to 7.0%, while average asking rents held firm at \$18.85 PSF. Leasing activity reached 905,000 SF during the quarter—a 43% increase over the previous quarter and 77% higher than Q2 2025—highlighting renewed momentum across multiple submarkets. Demand from wholesale, retail, e-commerce, and logistics users continued to drive market activity, with several notable mid-sized lease transactions completed during the quarter, reflecting continued occupier interest throughout the region.



VACANCY RATE

7.0%

SF NET ABSORPTION

817,699

SF CONSTRUCTION
DELIVERED

43,000

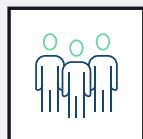
SF UNDER
CONSTRUCTION

1.6M

NNN/YR DIRECT
LEASE RATE

\$18.85

DEMOGRAPHICS
5-MILE RADIUS



290,506

Population



90,915

Bachelor's Degree or
Higher



\$175,438

Average Household
Income

The Compound

AT AMITYVILLE

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