

+/- 12,000 SQUARE FOOT OFFICE/FLEX BUILDING FOR SALE OR LEASE

# 8400 NEW HORIZONS BOULEVARD

## 8400 NORTH AMITYVILLE, NEW YORK

Colliers



[▶ VIDEO TOUR](#)

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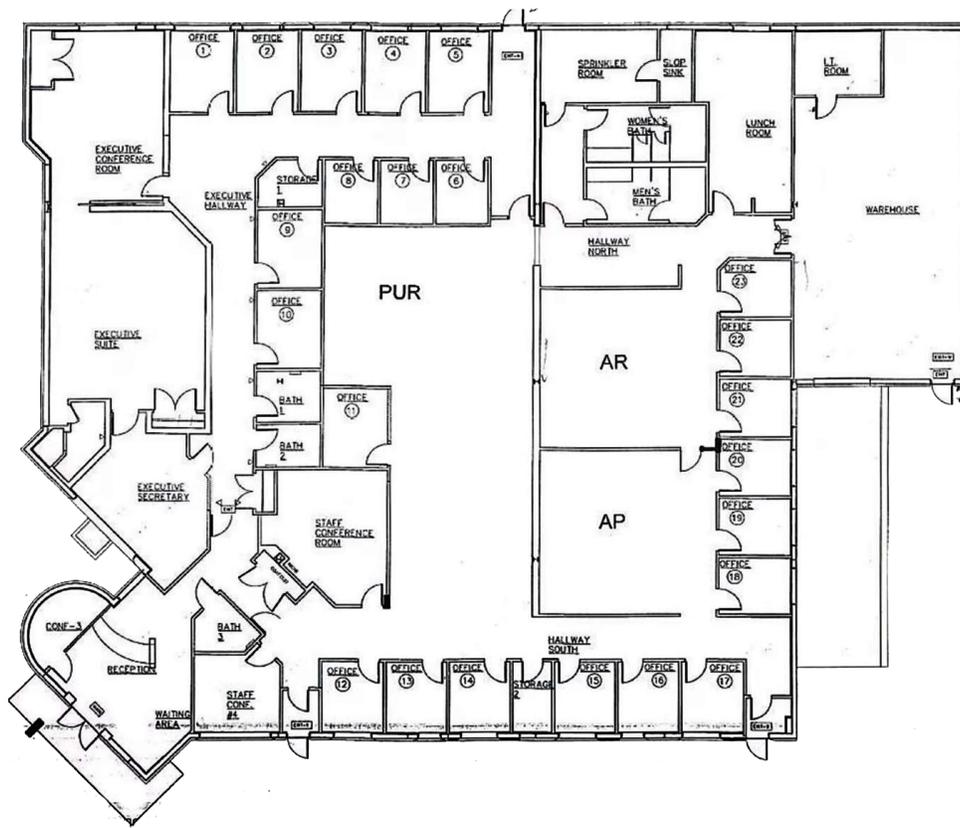
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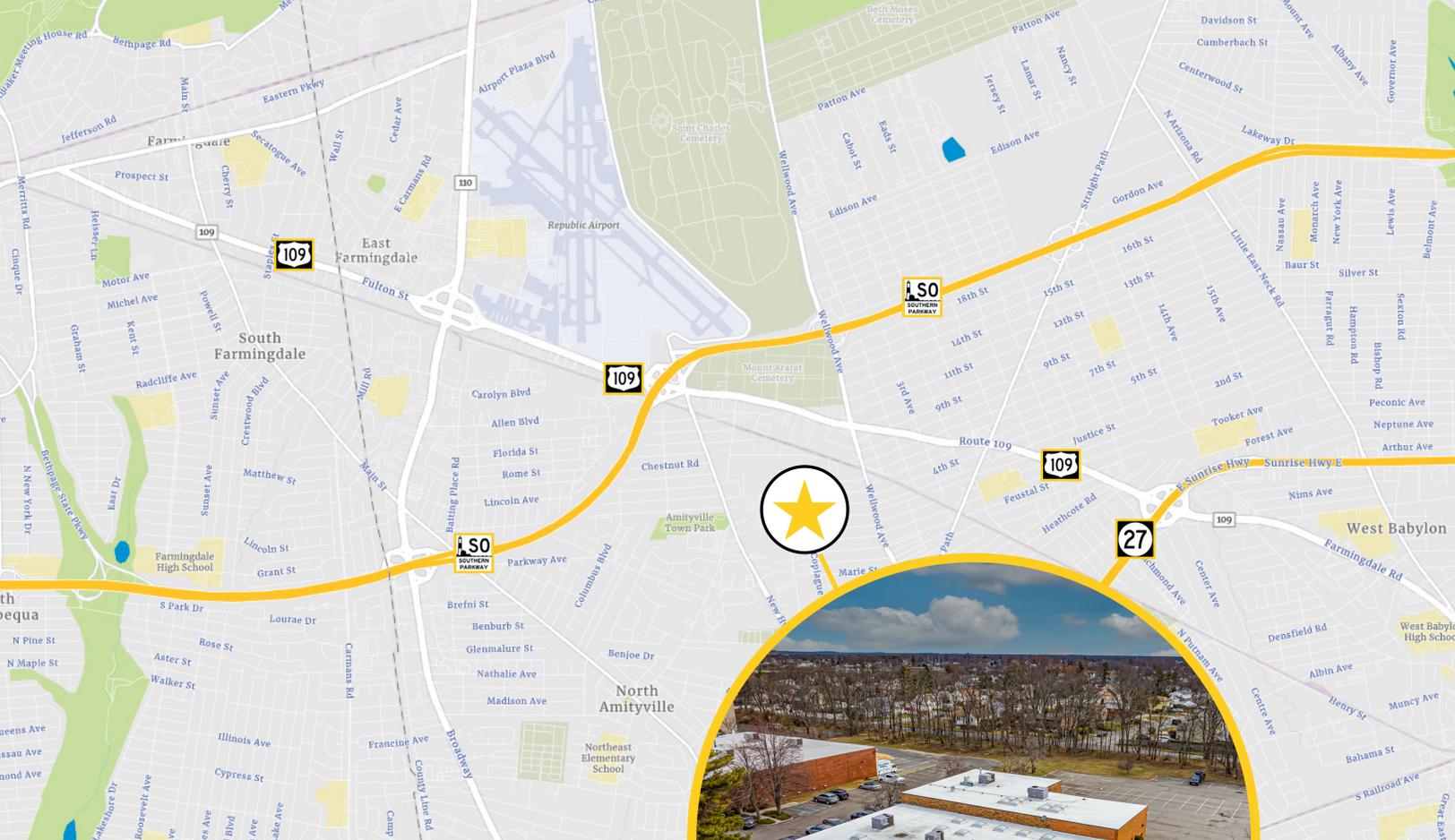
## BUILDING DETAILS

BUILDING SIZE:	+/- 12,000 SF
PLOT SIZE:	+/- 1.50 Acres
OFFICE SIZE:	+/- 10,800 SF
WAREHOUSE:	+/- 1,200 SF
PARKING:	+/- 48 Striped Stalls
LOADING:	1 Dock & 1 Drive-in
CEILING HEIGHT:	16'6" (Warehouse)
HEAT:	Gas
HVAC:	Office Only
ZONING:	PI-Planned Industrial Park
MUNICIPALITY:	Town of Babylon, Suffolk County
RE TAXES (2025/2026):	\$53,470.74 (\$4.46 PSF)
<b>ASKING SALE PRICE:</b>	<b>\$3,600,000 (\$300.00 PSF)</b>
<b>ASKING LEASE PRICE:</b>	<b>\$19.50 PSF NNN</b>









# HIGHLIGHTS

- Excellent corporate image
- Located in New Horizons Business Center
- Features reception area, executive office with a full bathroom, executive conference room, multiple private offices, open bullpen, five bathrooms, kitchen, & warehouse
- Abundant natural light from generous window lines and multiple skylights throughout
- Backup generator
- Connected to sewers
- Fully sprinklered throughout
- Minutes to Route 109, Southern State Parkway & Sunrise Highway (Route 27)
- 3 Miles to Nassau County Border

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