

# For Sale or Lease | Industrial

## 22 Sprague Avenue, Amityville NY



**Building Size:** 48,355 sf ± (Divisible)  
**Lot Size:** 1.50 acres  
**Offices:** 5,500 sf ± (2<sup>ND</sup> floor)  
**Ceiling Height:** 13' - 16' ±  
**Drive-Ins:** 5  
**Docks:** 1 interior & 1 exterior  
**Heat:** Gas  
**Power:** 400 amps (240v)  
                   800 amps  
                   1200 amps (480v)

- Sprinklers
- Leveler on loading dock
- Visible from Route 110
- Additional 7,000 sf Lot Can Be Made Available for Parking or Storage
- Will consider leasing entire building

**Sale Price:** \$ 12,000,000  
**Lease Price:** \$ 16.00 psf gross  
**Taxes:** \$ 119,658 (\$2.47 psf)

**Division 1:** 16,344 sf ±  
**Offices:** 10% ±  
**Ceiling Height:** 14' ±  
**Loading:** 2 Drive-ins, 1 Exterior Dock  
**Heat:** Gas  
**Power:** 1200 amps / 480v

**Division 2:** 21,844 sf ±  
**Offices:** 10%  
**Ceiling Height:** 13'-14' ±  
**Loading:** 2 Drive-ins  
**Heat:** Gas  
**Power:** 1200 amps / 480v  
                   400 amps / 240v

**Division 3:** 9,651 sf ±  
**Offices:** 10% ±  
**Ceiling Height:** 16' ±  
**Loading:** 1 Drive-in, 1 Interior Dock  
**Heat:** Gas  
**Power:** 800 amps

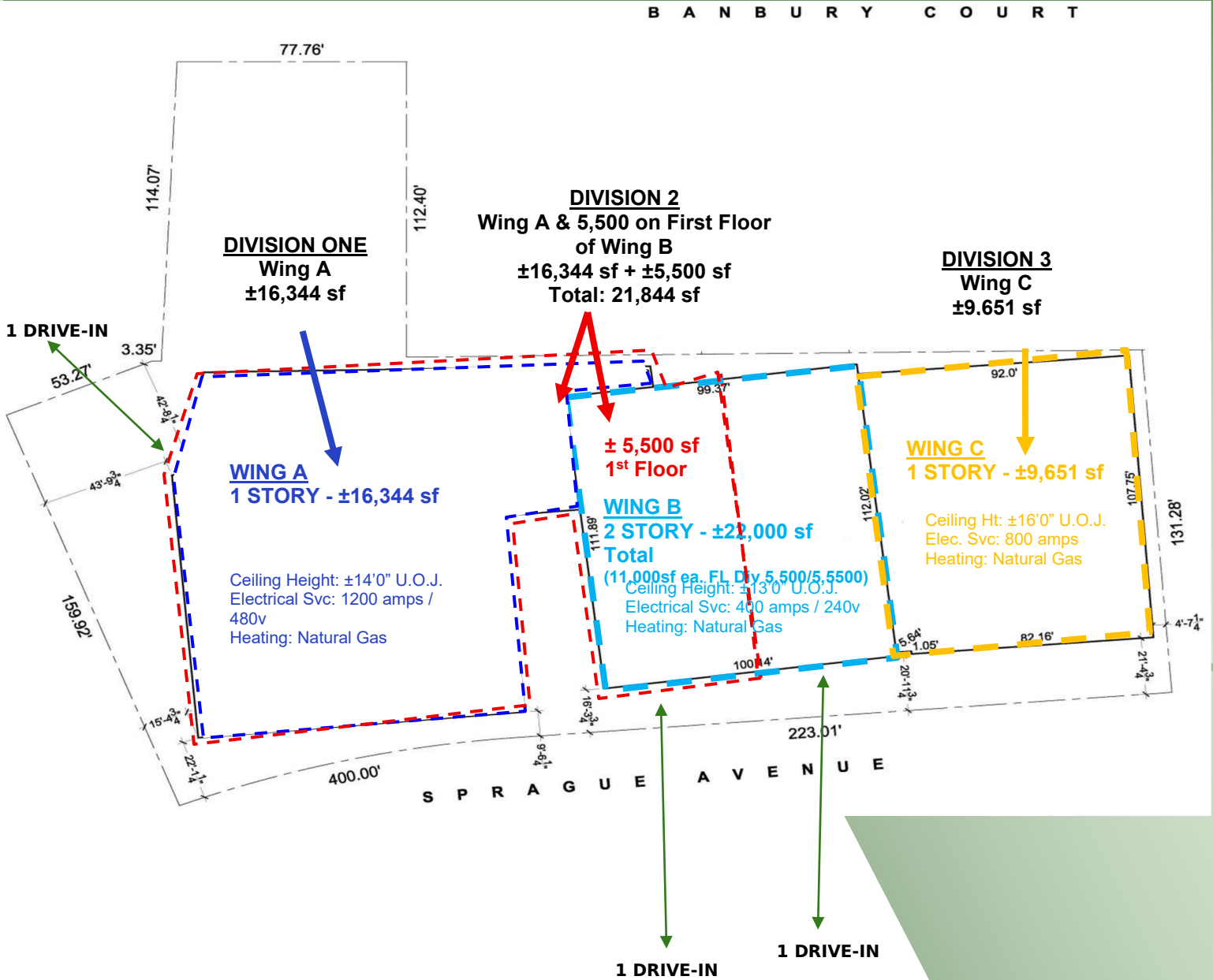


**201 Moreland Road, Ste 4, Hauppauge, NY 11788**  
**(631) 770-0700 ~ info@metrorealtyservices.com**  
[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

### **Exclusive Agent:**

Anthony Garistina  
 Licensed Real Estate Broker  
 Managing Partner  
 (631) 770-0700 Ext. 6366  
[tony@metrorealtyservices.com](mailto:tony@metrorealtyservices.com)

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