

For Lease | Industrial  
22 Sprague Avenue, Amityville NY

Price  
Reduced



Available Size: 32,011 sf ± (Divisible)  
Offices: 5,500 sf ±  
Ceiling Height: 13' - 16' ±  
Drive-Ins: 3  
Docks: 1 interior  
Heat: Gas  
Power: 800/800 amps

- Sprinklers
- Leveler on loading dock
- Visible from Route 110
- Additional 7,000 sf Lot Can Be Made Available For Parking or Storage

Lease Price: ~~\$16.00 psf gr~~ **\$15.00 psf**

**Includes base year tax**

**Division 1:** 22,259 sf ± (2 Floors)  
Offices: 5,500 sf ± on 2<sup>nd</sup> fl with elevators)  
5,500 sf ± of storage  
Ceiling Height: 13' ±  
Loading: 2 Drive-ins  
Heat: Gas  
Power: 800 amps

**Division 2:** 9,651 sf ±  
Offices: 10% ±  
Ceiling Height: 16' ±  
Loading: 1 Drive-in, 1 Interior Dock  
Heat: Gas  
Power: 800 amps

**Division 3:** 15,151 sf ±  
Offices: 10% ±  
Ceiling Height: 16' ± in 9,651 sf / 13' ± in 5,500 sf  
Loading: 3 Drive-ins, 1 Interior Dock  
Heat: Gas  
Power: 800/800 amps

**\*\*\* Other Configurations Possible \*\*\***

**METRO**  
REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)

[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

**Exclusive Agent:**

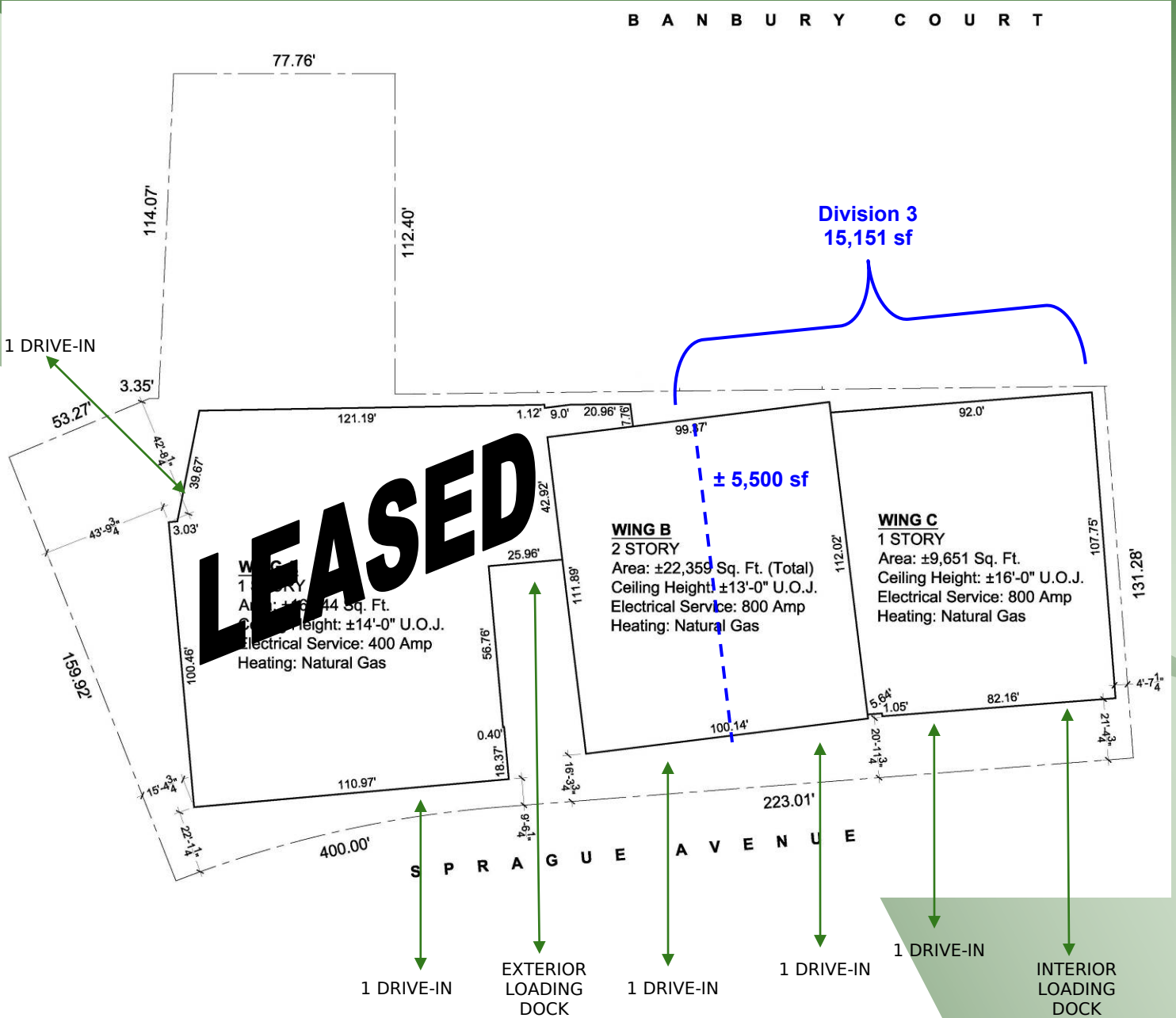
Anthony Garistina  
Licensed Real Estate Broker  
Managing Partner

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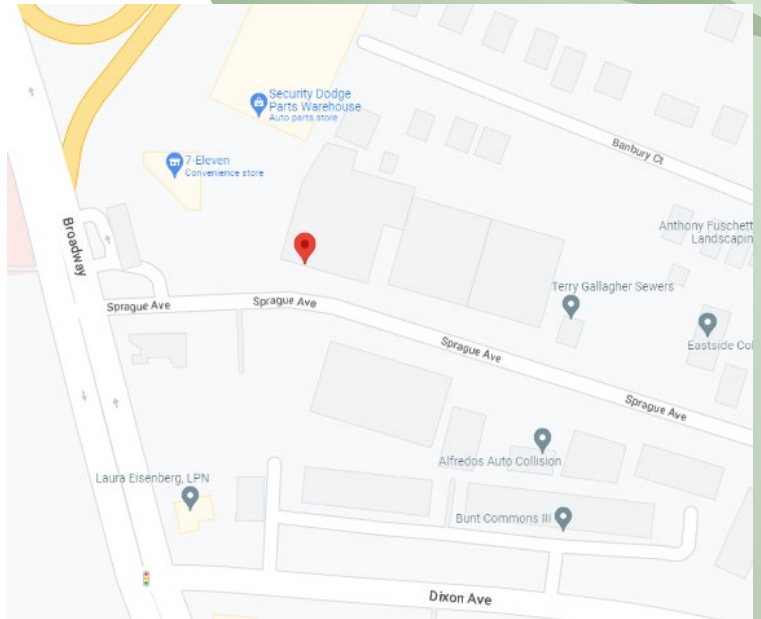
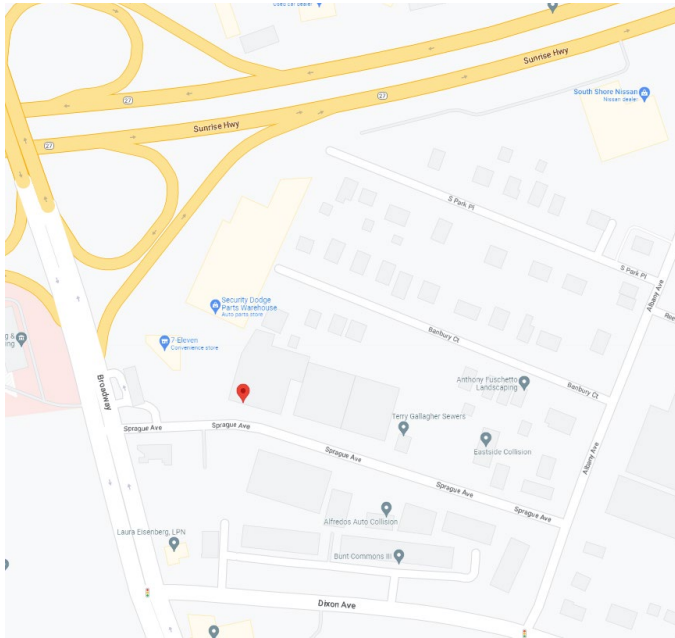
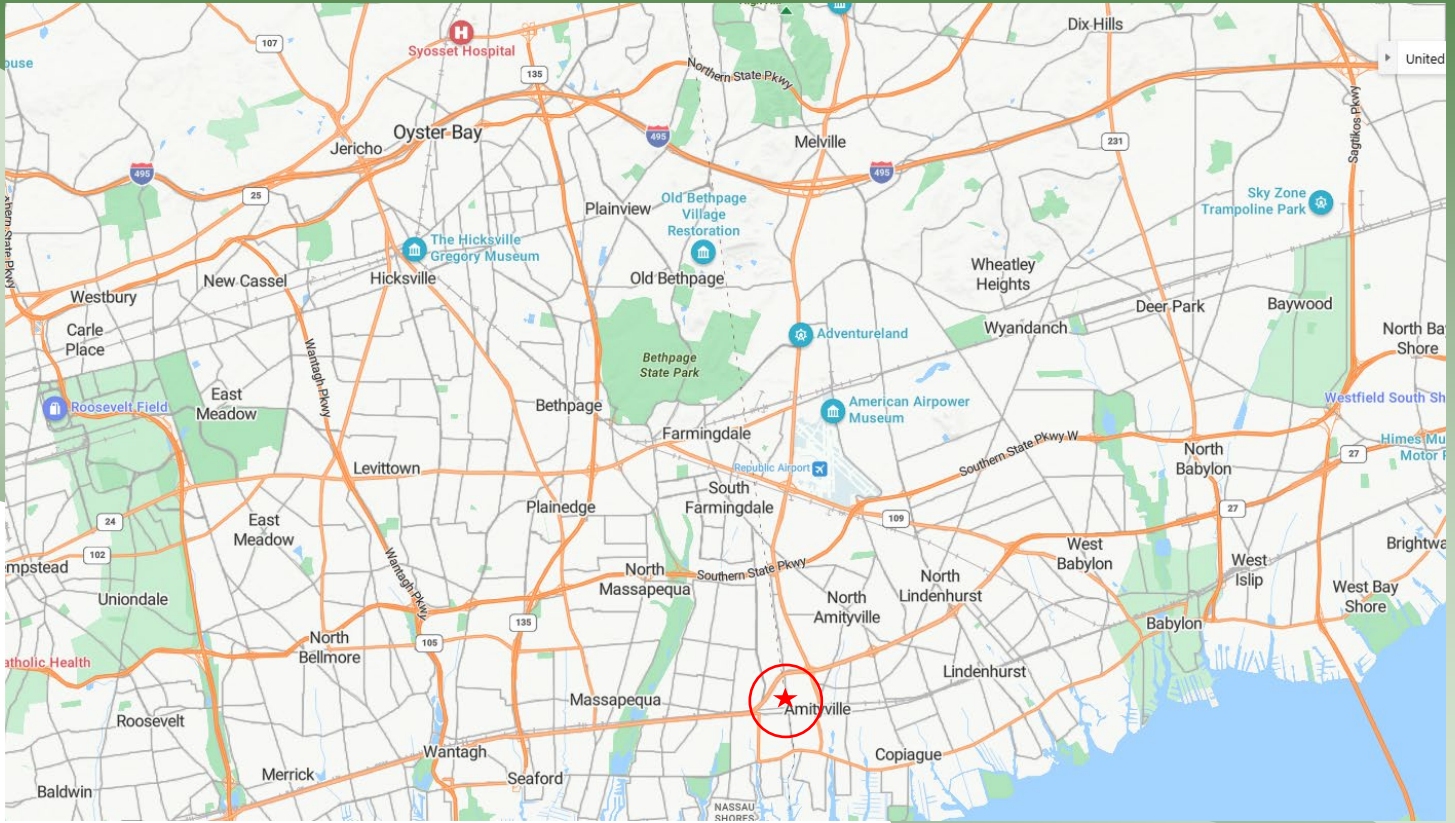
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