

For Lease | Industrial

22 Sprague Avenue, Amityville NY



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: **\$15.00 per sf Gross**
Includes base year tax

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

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

Division 4: 5,500 - 8,000 sf ± (1st Floor Wing B)
Offices: 10% ±
Ceiling Height: 13' ±
Loading: 1 Drive-in
Power: TBD

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

METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ info@metrorealtyservices.com

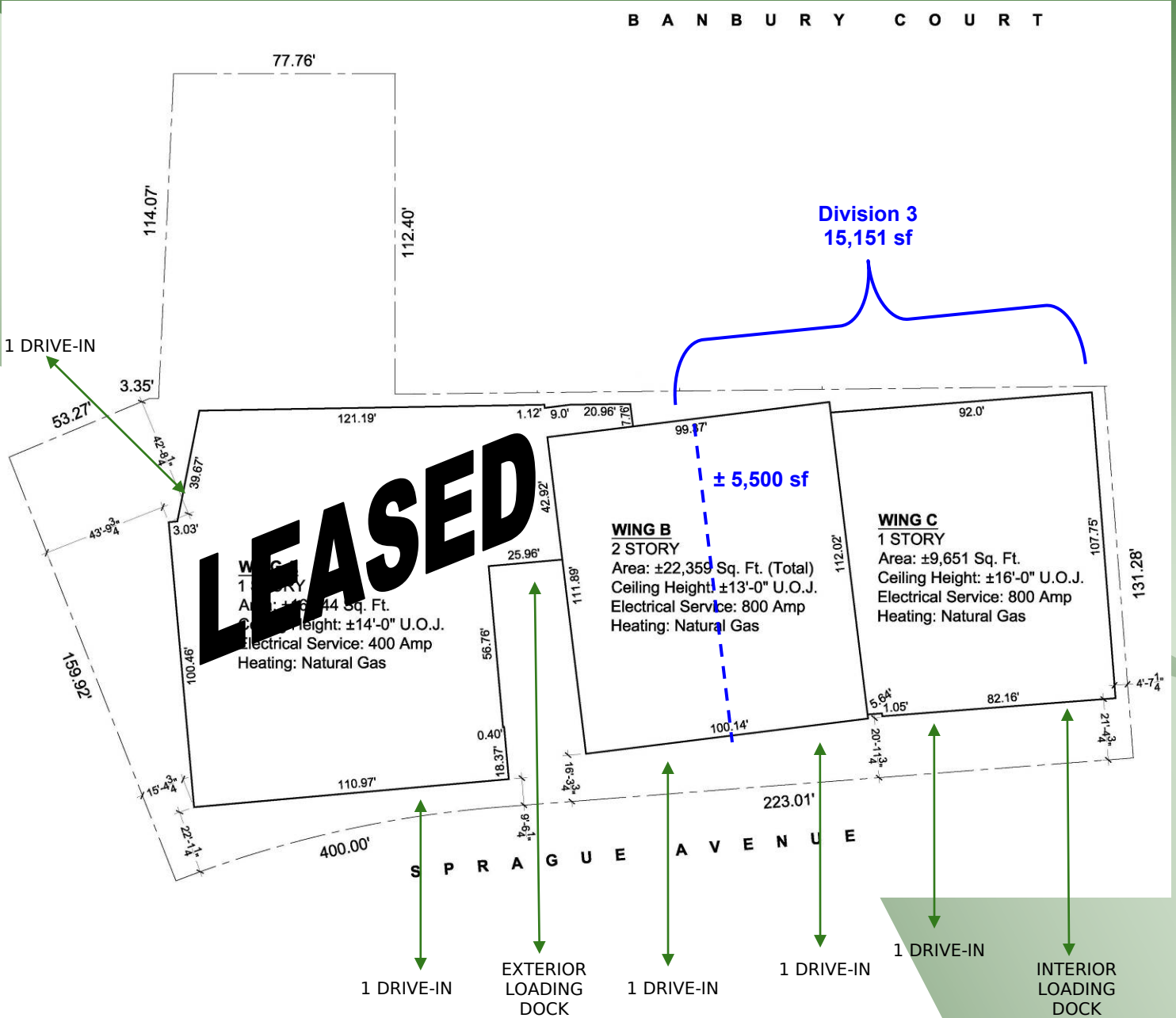
www.metrorealtyservices.com

Exclusive Agent:

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

For Lease | Industrial

22 Sprague Avenue, Amityville NY



METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ info@metrorealtyservices.com

www.metrorealtyservices.com

Exclusive Agent:

Anthony Garistina

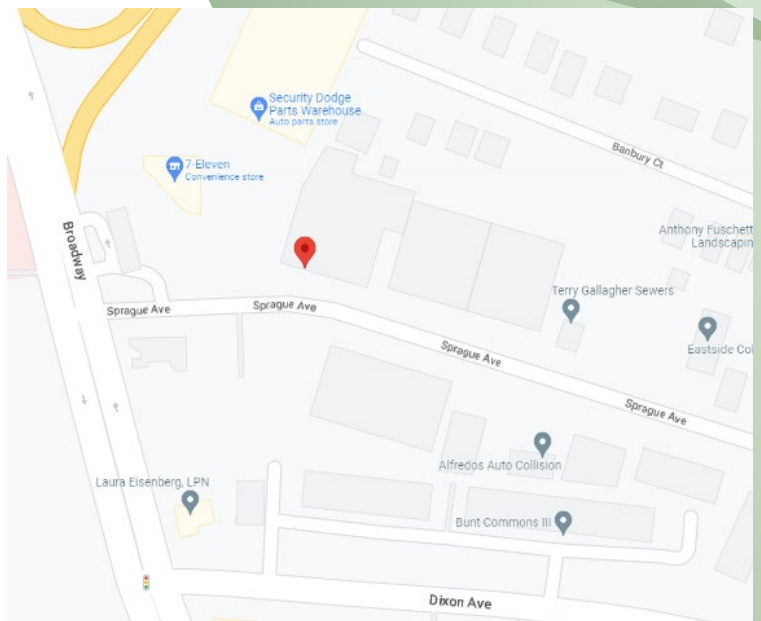
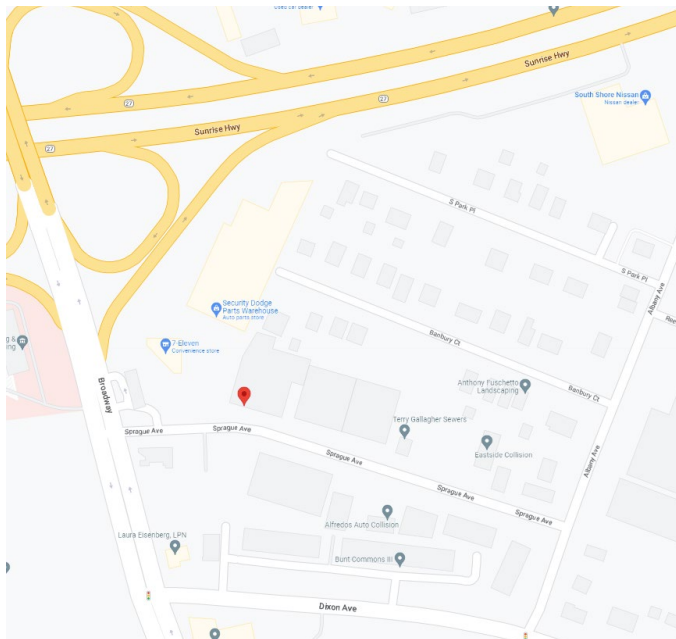
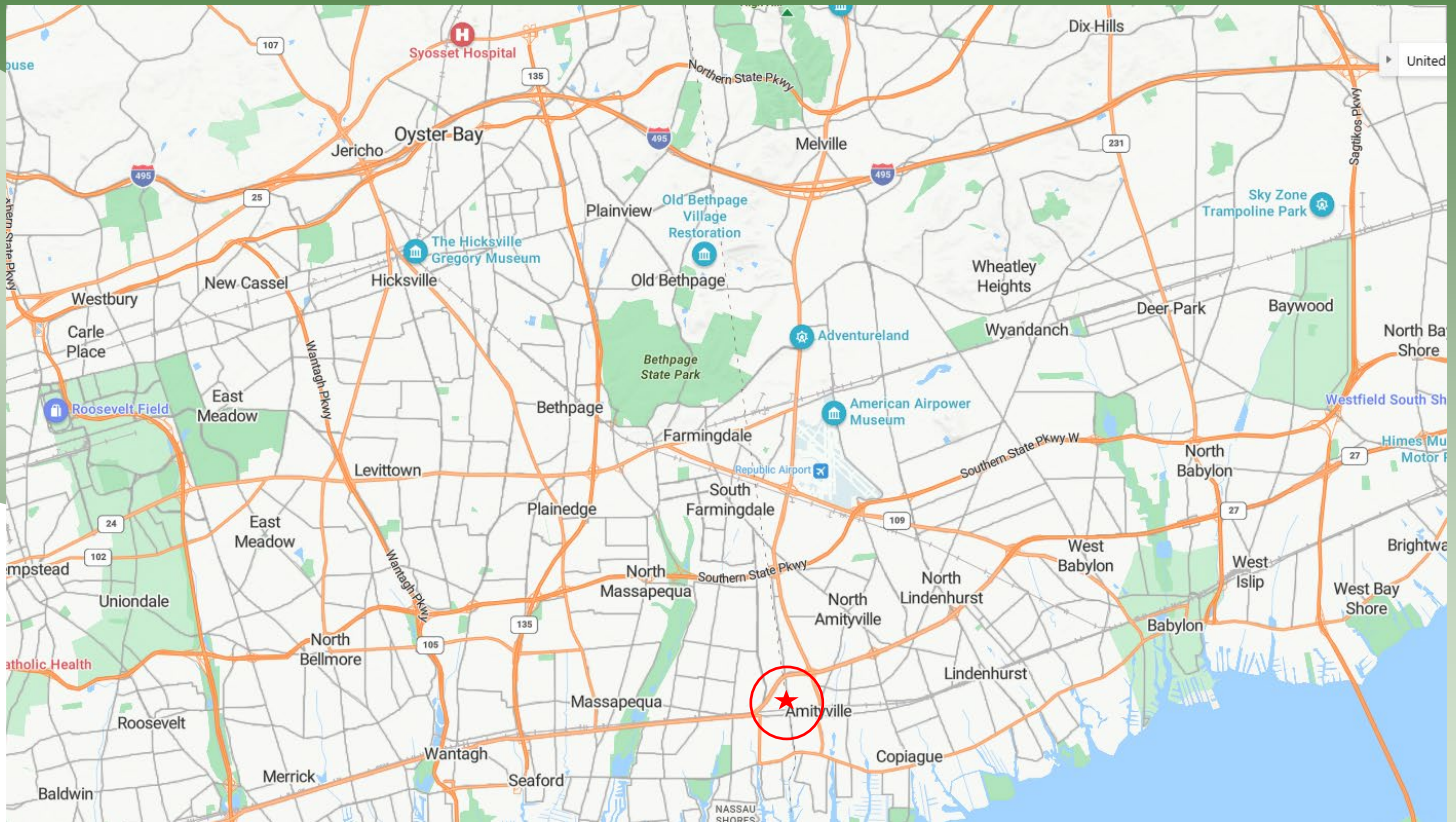
Licensed Real Estate Broker

Managing Partner

(631) 770-0700 Ext. 6366

tony@metrorealtyservices.com

For Lease | Industrial 22 Sprague Avenue, Amityville NY



METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ info@metrorealtyservices.com

www.metrorealtyservices.com

Exclusive Agent:

Anthony Garistina

Licensed Real Estate Broker

Managing Partner

(631) 770-0700 Ext. 6366

tony@metrorealtyservices.com

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.