

For Sale or Lease | Industrial

22 Sprague Avenue, Amityville NY



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

- Freight Elevator
- Leveler on loading dock
- Sprinklers
- 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)

LEASE OPTIONS

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: 3 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

METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

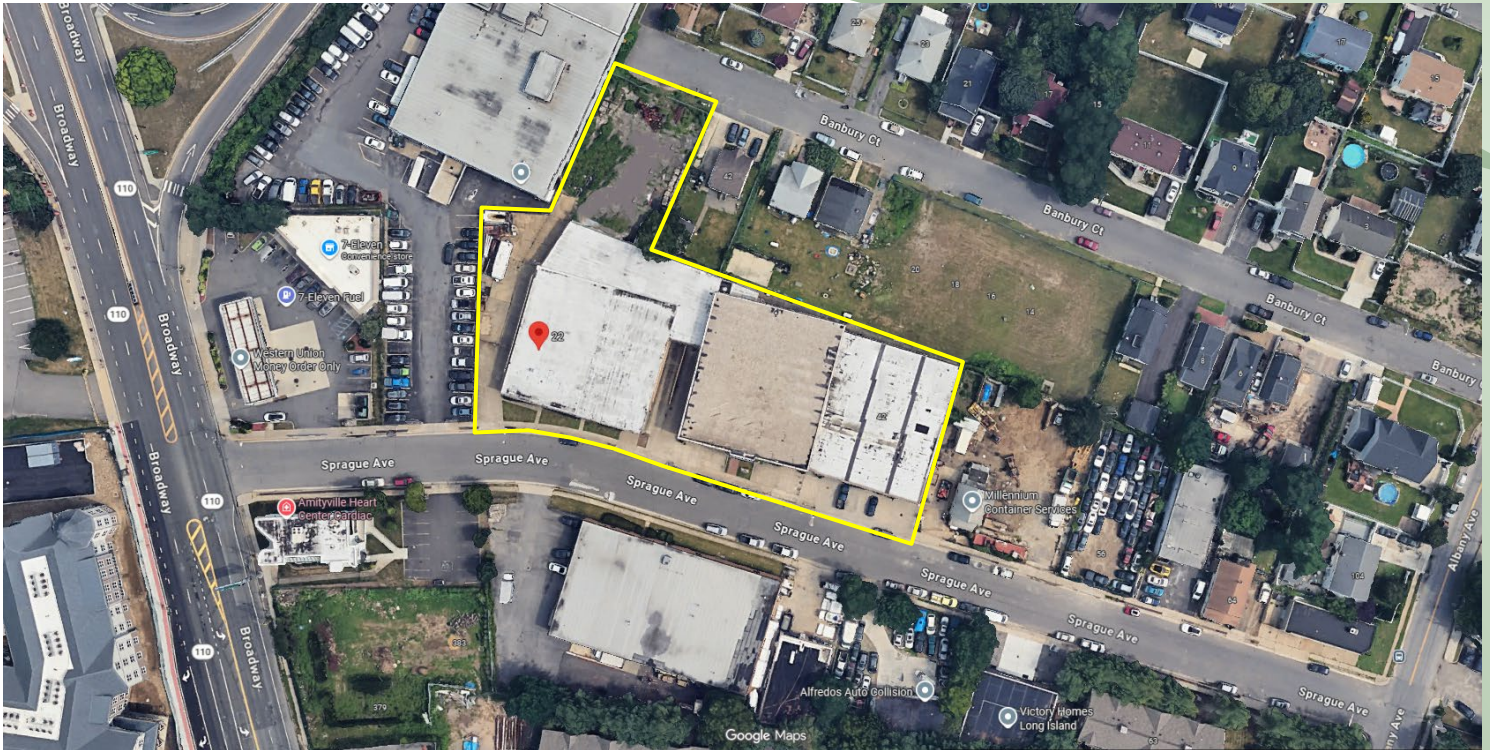
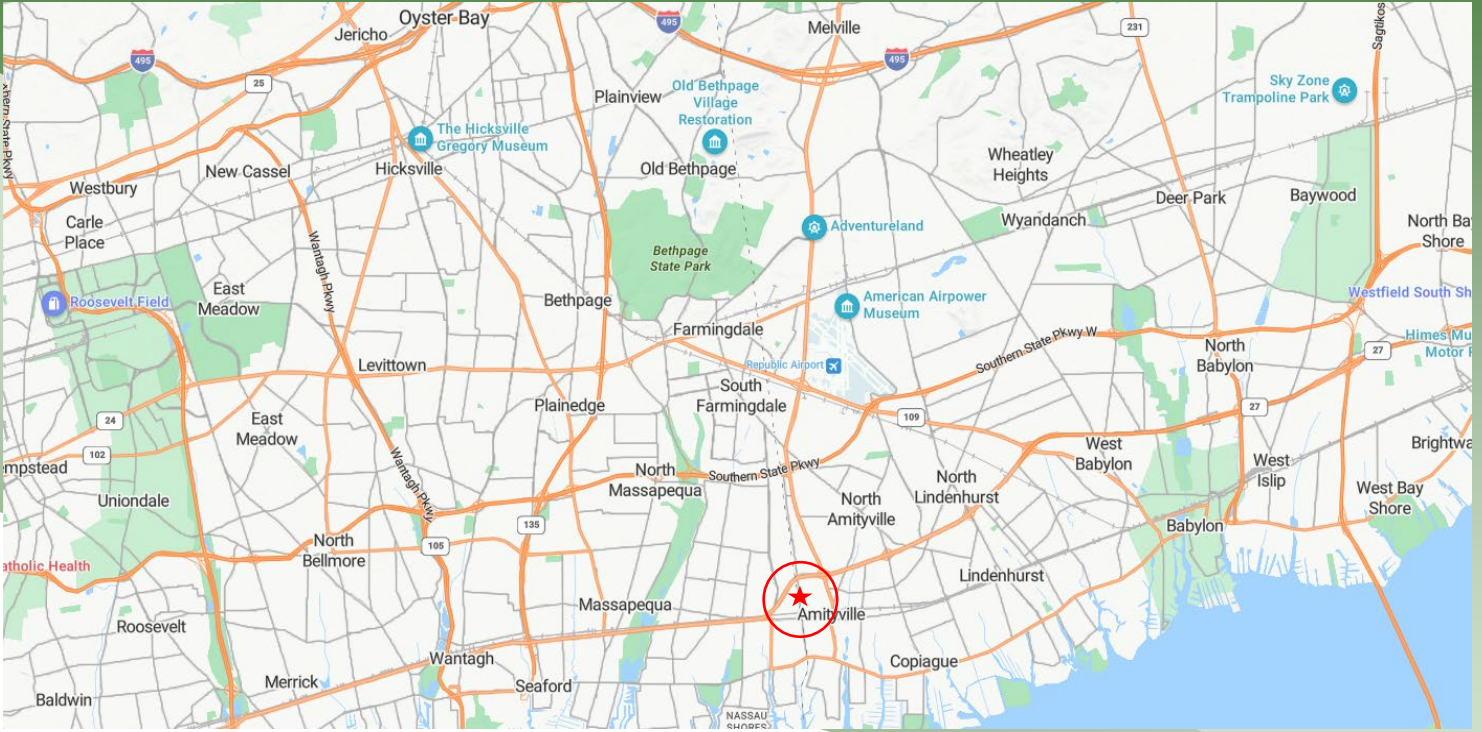
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Exclusive Agent:

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6/1/2026