

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)
Will divide 11,000 sf on the first floor separately into a minimum of 5,500 sf.
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:

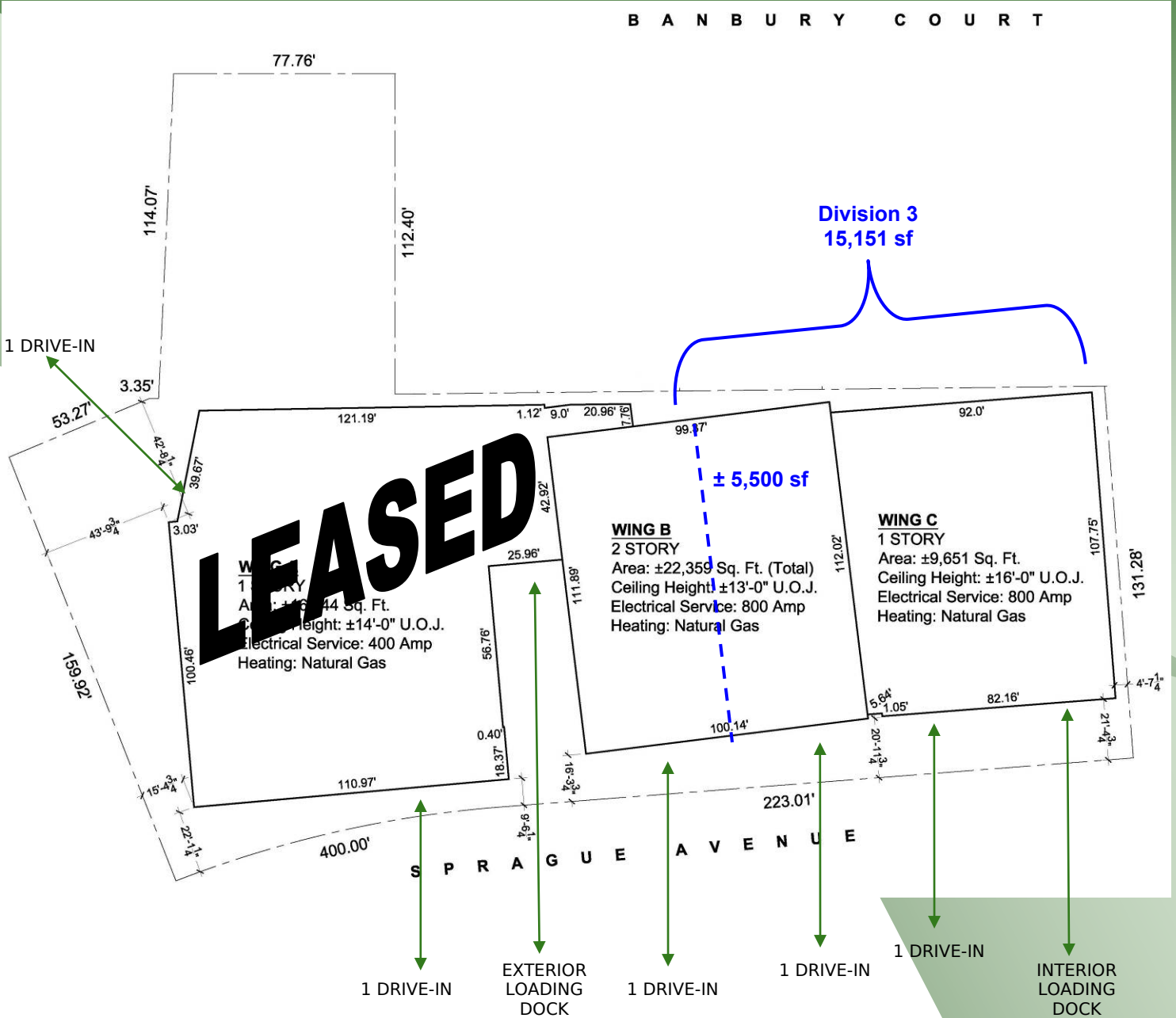
Anthony Garistina
Licensed Real Estate Broker
Managing Partner

(631) 770-0700 Ext. 6366

tony@metrorealtyservices.com

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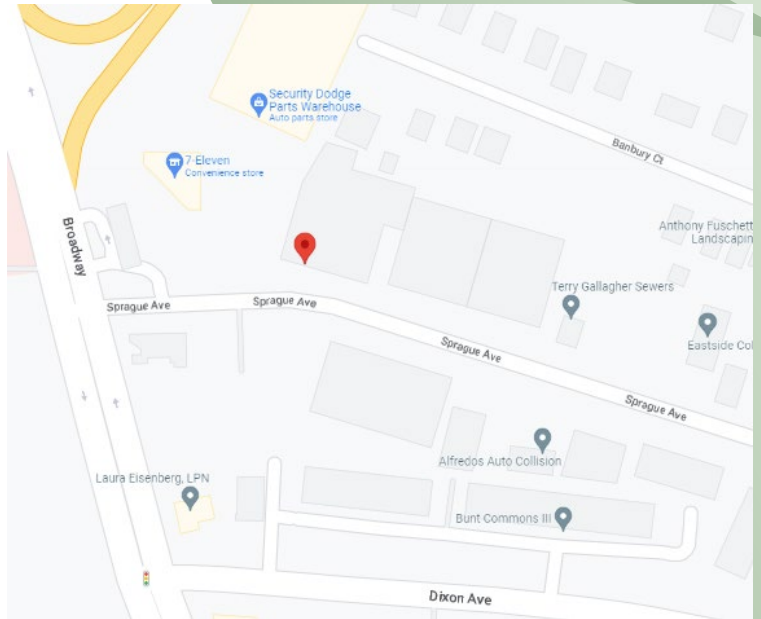
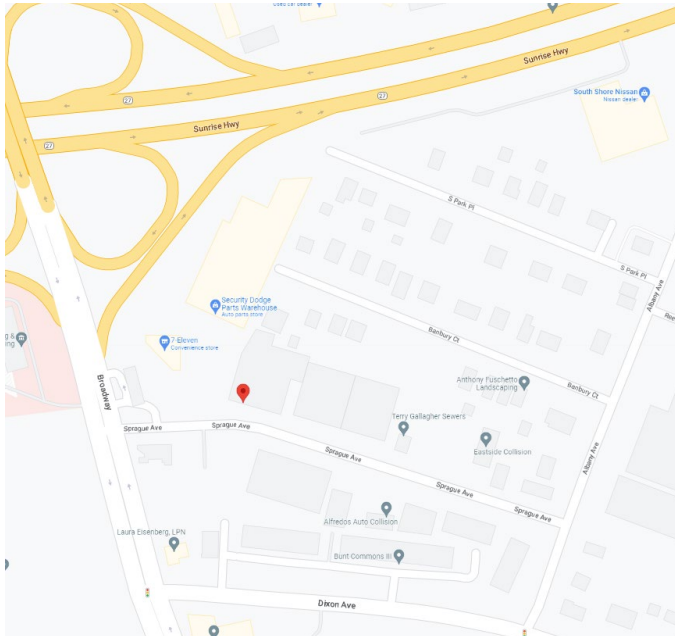
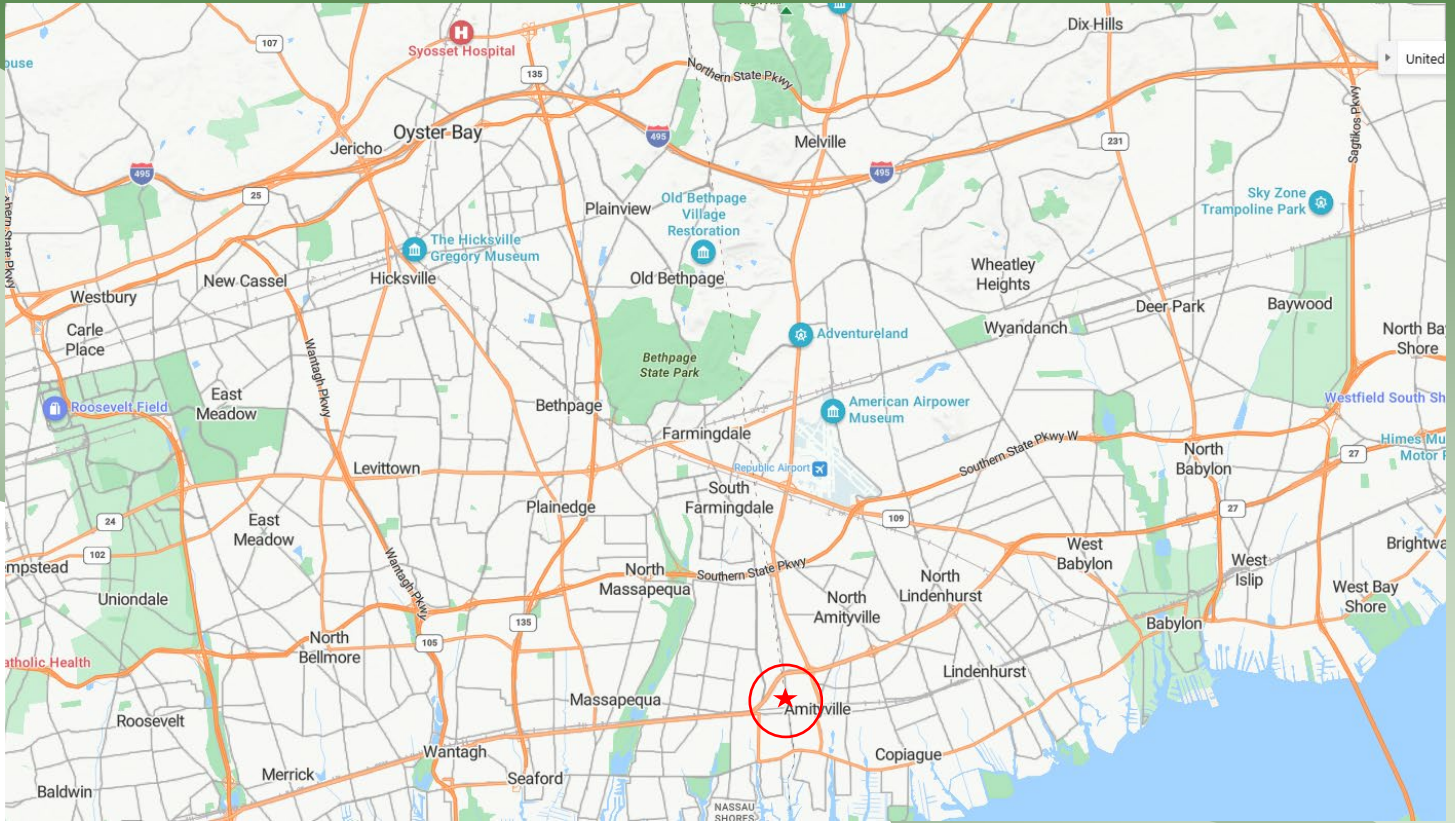
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4/3/2025