

A CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** EXCLUSIVE LISTING

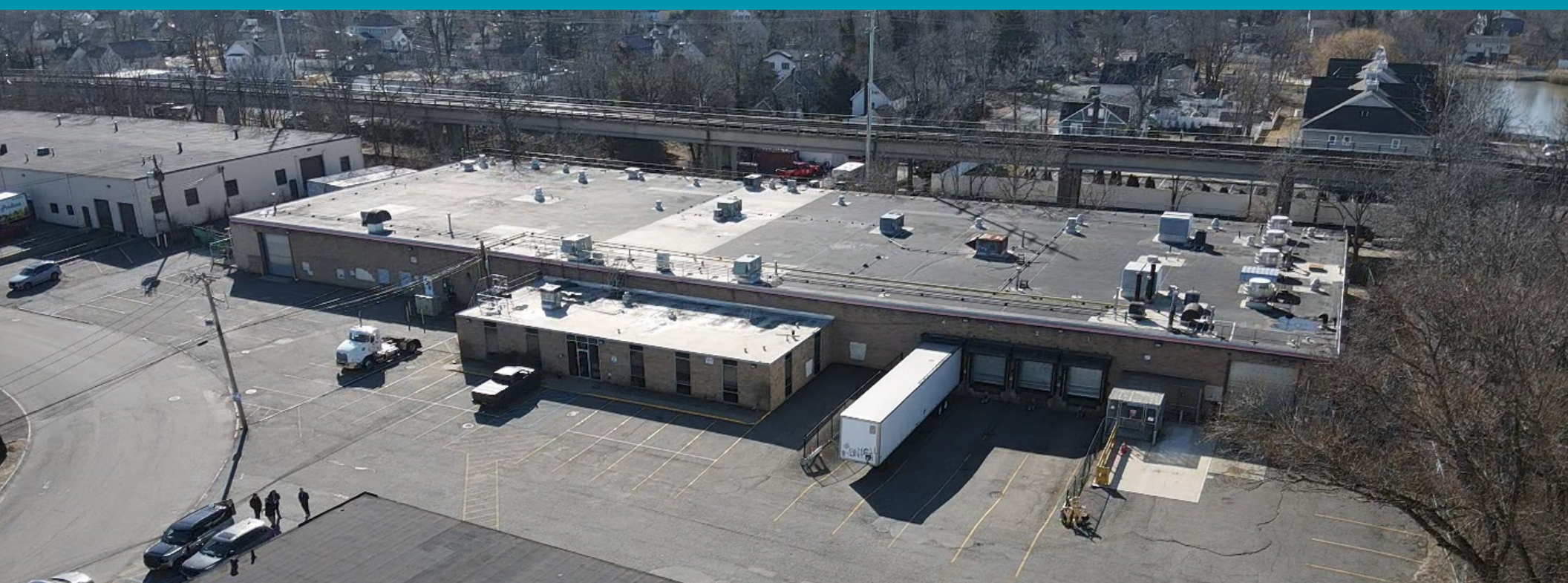
11 RANICK DRIVE SOUTH

AMITYVILLE, NEW YORK

FOR SALE

± 42,000 SF INDUSTRIAL FACILITY | HEAVY POWER | SEWERED





PROPERTY OVERVIEW

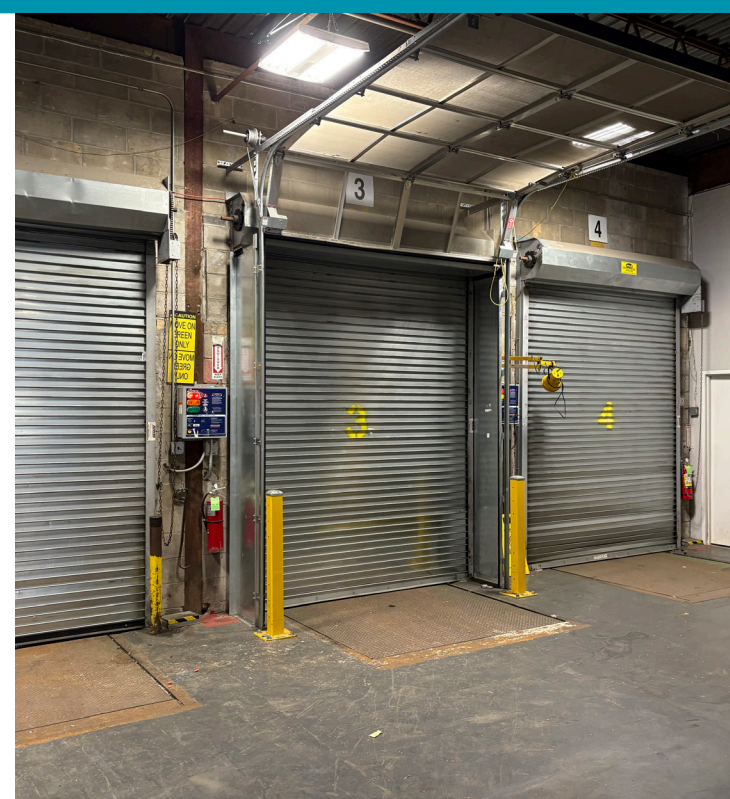
BUILDING SIZE:	± 42,000 SF
OFFICE SPACE:	± 4,000 SF
PLOT SIZE:	± 1.78 AC
CEILING HEIGHT:	14' Clear
LOADING DOCKS:	4 Docks
DRIVE-INS:	2 Drive-Ins
PARKING:	48 Spaces
POWER:	2,500 Amps
OCCUPANCY:	Immediate
REAL ESTATE TAXES:	\$97,551 per annum (\$2.32 PSF)
SALE PRICE:	\$9,450,000 (\$225 PSF)

PROPERTY HIGHLIGHTS

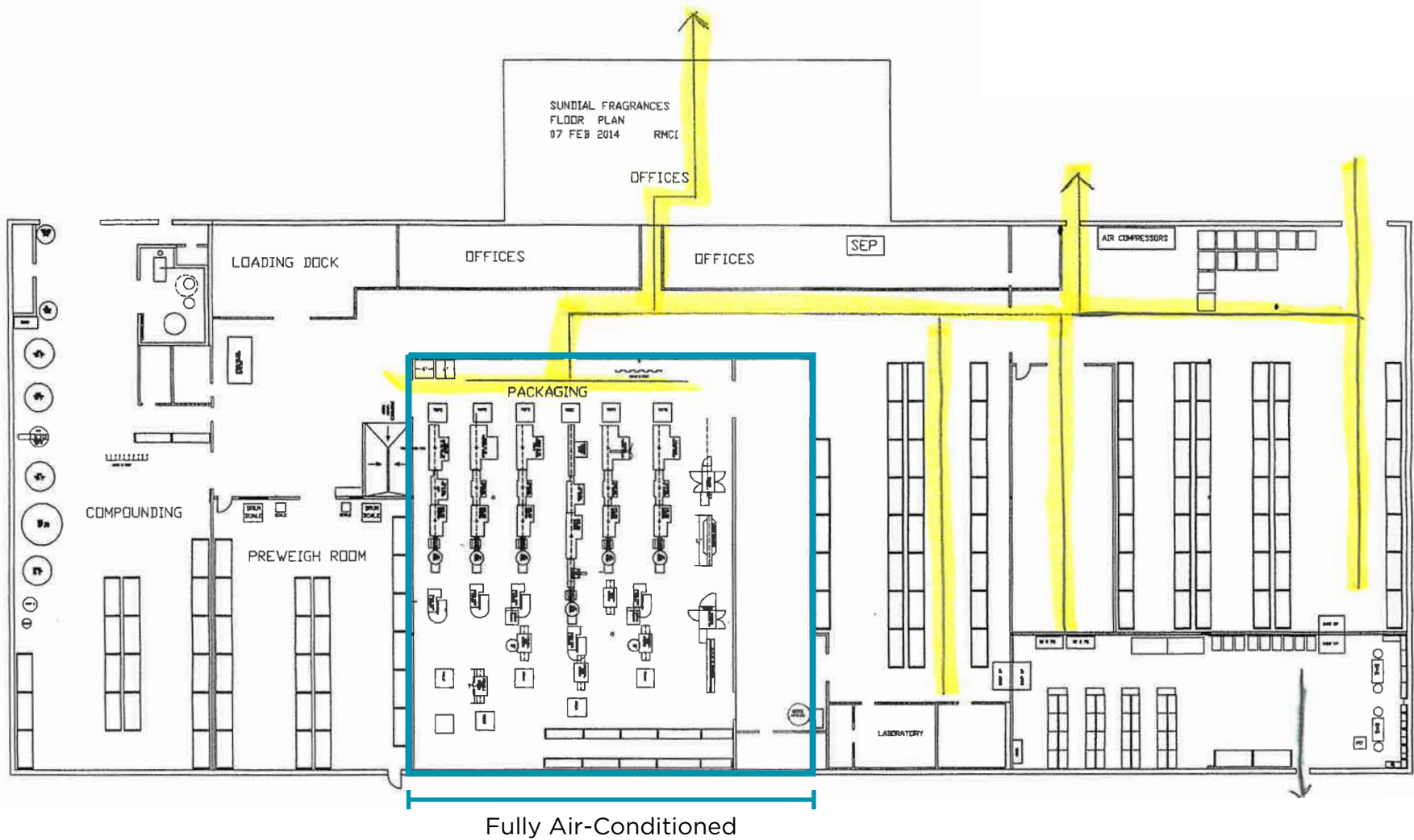
- Former GMP Pharmaceutical Facility
- Heavy Power – Electric Well-Distributed
- Floor Drains
- 10,000 SF Packaging Area - Fully AC
- Multiple Containment Rooms
- Connected to Southwest Sewer District
- Town of Babylon - IDA Pilot Available for Qualified User

RECENT IMPROVEMENTS & UPGRADES

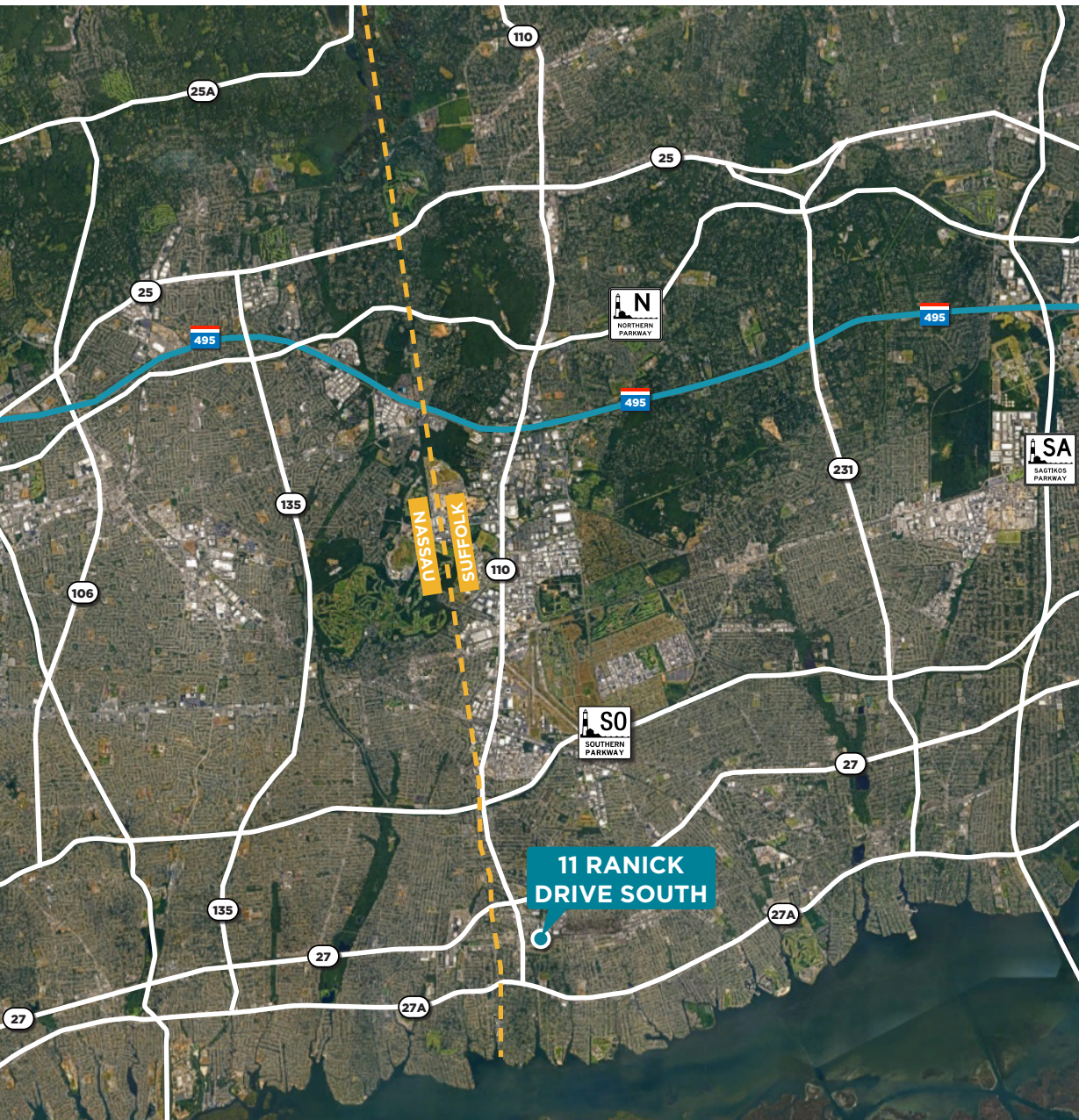
- Rooftop HVAC units
- Loading Docks
- Mechanical systems
- HVAC systems
- Heating systems
- Roof



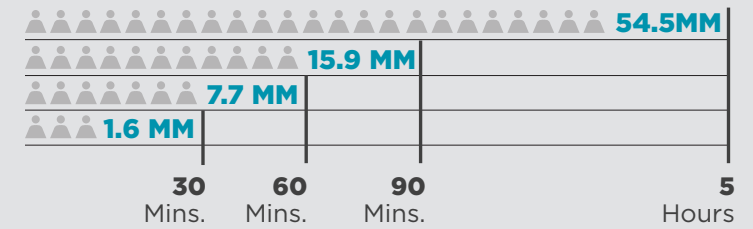
FLOOR PLAN



ON THE NASSAU/SUFFOLK BORDER



Drive Time Populations



Drive Times

Nassau County	1.0 Mile
Long Island Expressway/Interstate 495	7 miles
Long Island Railroad's Amityville Station	1.7 Miles
Brooklyn	28.2 Miles
Queens	21.1 Miles
John F. Kennedy Airport	23.6 miles
LaGuardia Airport	36.8 Miles
Port Newark-Elizabeth Marine Terminal	57.7 Miles
Manhattan	40.3 Miles

INDUSTRIAL FACILITY FOR SALE

11 RANICK DRIVE SOUTH
AMITYVILLE, NY



FOR MORE INFORMATION,
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