

A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM LEASING OPPORTUNITY

195 S. DENVER AVENUE

BAY SHORE, NEW YORK

5.00 ACRE INDUSTRIAL OUTDOOR STORAGE SITE WITH 11,000 SF FLEET REPAIR FACILITY
FOR LEASE | OCCUPANCY ARRANGED



ACCESS
Ingress/Egress



ACCESS
Ingress/Egress

PROPERTY OVERVIEW

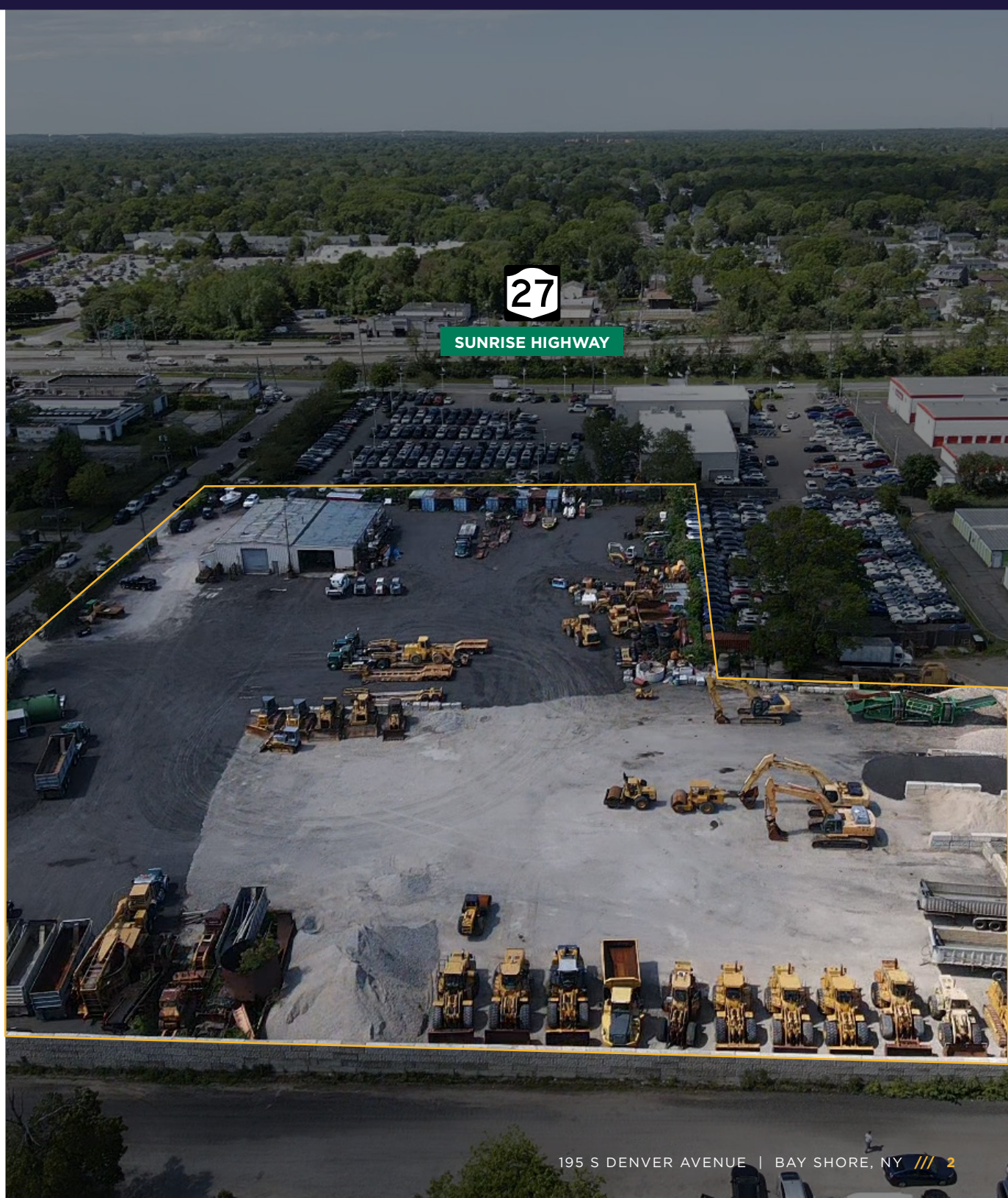
TOTAL ACREAGE:	±5.00 Acres
BUILDING SF:	±11,000 Fleet Repair Facility
OFFICE SPACE:	±1,500
CEILING HEIGHT:	16'
LOADING:	4 Drive-Ins
ZONING:	Industrial 2 (I-2) Town Of Islip
SITE FEATURES:	Asphalt, Drainage, Sewered, Lighting, Landscaping, Curbing, Security Cameras
REAL ESTATE TAXES:	\$85,000 per annum.
LEASE PRICE:	Upon Request

PROPERTY HIGHLIGHTS

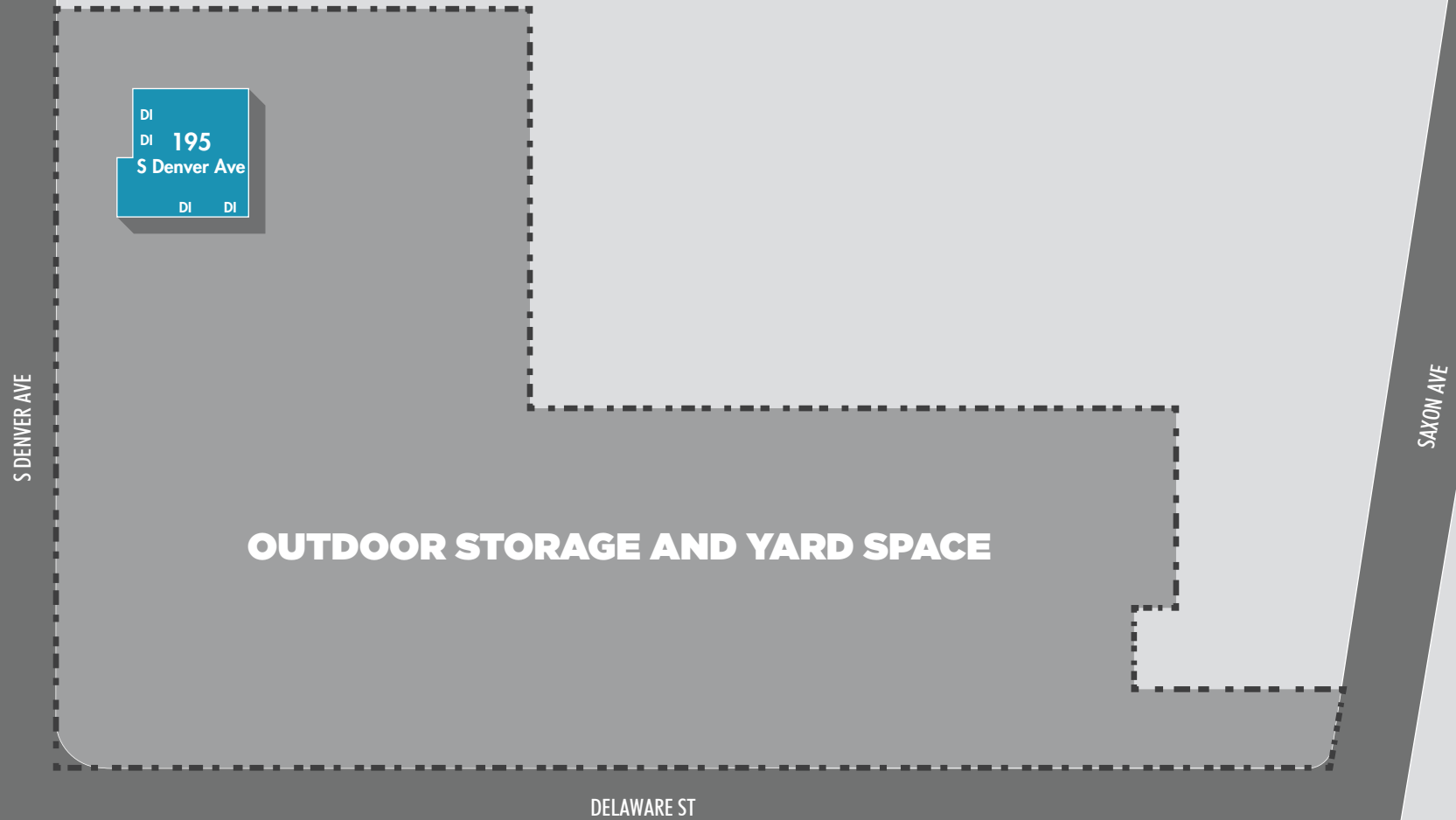
- Sunrise Highway exposure and direct access
- DEC 360 permit in palce

IDEAL FOR THE FOLLOWING USES:

- Equipment Rental / Sales
- Building Supply
- Landscape Uses
- Truck / Car Dealership
- Automotive Service Center & Storage
- Automotive Auction
- Bus Transportation and Transportation Authorities
- Large Contractors
- Infrastructure Contractors
- Utility & Telecommunications Providers Contractors
- Logistic Companies
- Mission Critical Facilities and Operations



SITE PLAN



INDUSTRIAL OUTDOOR STORAGE SITE FOR LEASE

195 S DENVER AVENUE
BAY SHORE, NY

FOR MORE INFORMATION,
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