

A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM LEASING OPPORTUNITY

# 33 RAJON ROAD

BAYPORT, NEW YORK

AVAILABLE IMMEDIATELY |  $\pm$  34,000 - 75,000 SF INDUSTRIAL BUILDING 5 IMPROVED ACRES

41,000 SF COLD STORAGE "READY" CAN BE LEASED SEPARATELY  
AT 40' CLEAR, FULLY RACKED 3,200 PALLET POSITIONS

SUNRISE HIGHWAY

3 ADDITIONAL ACRES  
AVAILABLE



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# PROPERTY DESCRIPTION

## SPECIFICATIONS

AVAILABLE	Immediately
PLOT SIZE	8.00 Acres
TOTAL BUILDING SIZE	75,000 SF (will divide)
DIVISION OPTION 1 COLD STORAGE	41,000 SF Cold Storage or 3,200 Pallet Positions (narrow aisle racking in place)
DIVISION OPTION 2 DRY STORAGE	34,000 SF Dry Storage
OFFICE	1st Floor 3,000 SF 2nd Floor 3,000 SF (Shipping & Receiving 1,500 SF / Maintenance Office 1,500 SF)
ZONING	Light Industrial (Town of Islip)
CLEAR HEIGHT	20' Clear in Dry Storage - 28,000 SF 40' Clear in Cold Storage - 30,000 SF
LOADING	11 Docks / 2 Drive-Ins
POWER	10,000 Amps @ 480 Volts
HEAT	Gas
PARKING	119 Car stalls
REAL ESTATE TAXES	\$200,386 OR \$2.67 PSF
PRICING	Upon Request

## PROPERTY HIGHLIGHTS

- Property has the ability to connect to the Suffolk County sewer with a sanitary flow of 4,931 gallons per day
- 10 minute drive from Exit 62 on the Long Island Expressway
- 41,000 SF cold storage unit includes 30,000 SF cold storage, 11,000 SF mechanical and office space

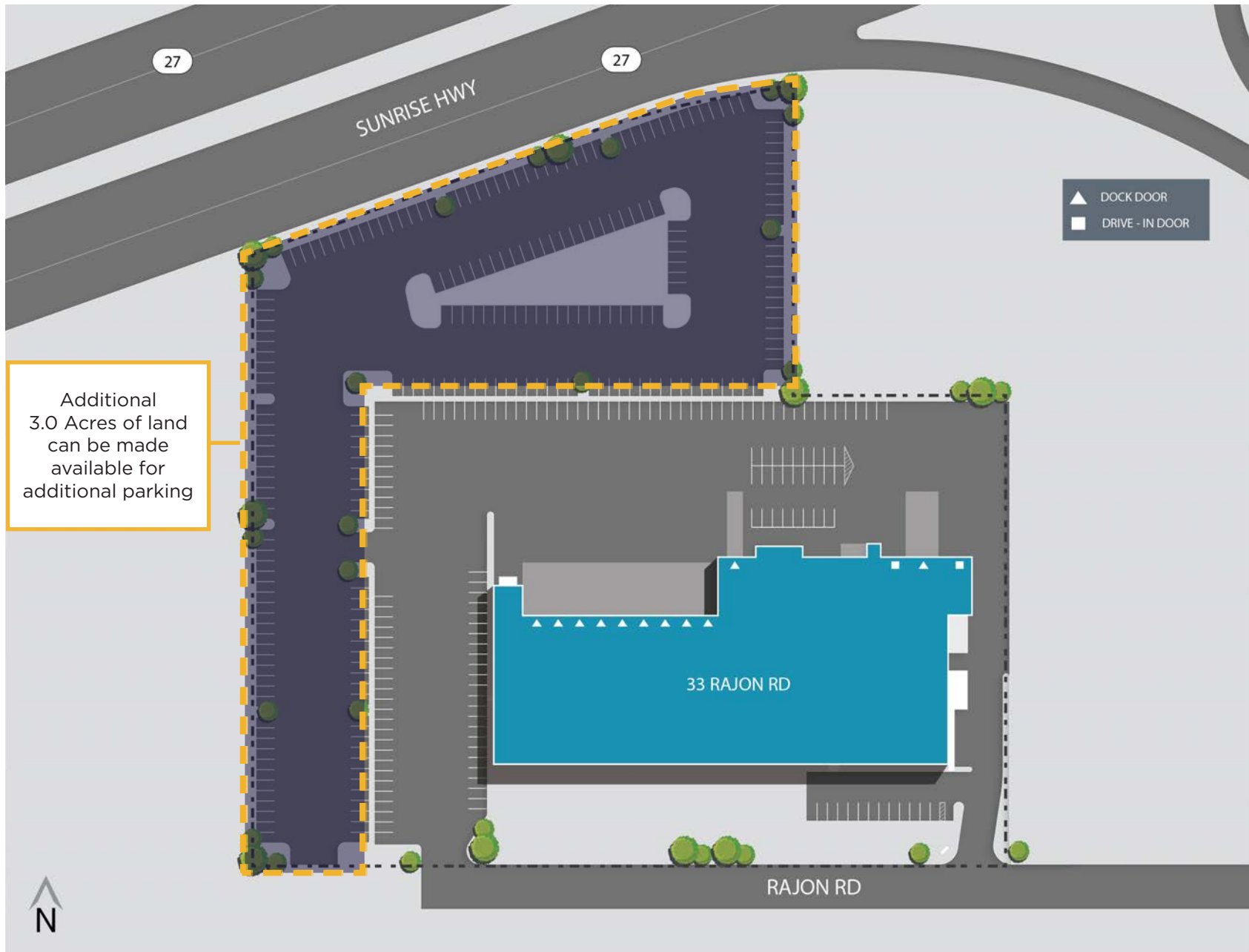




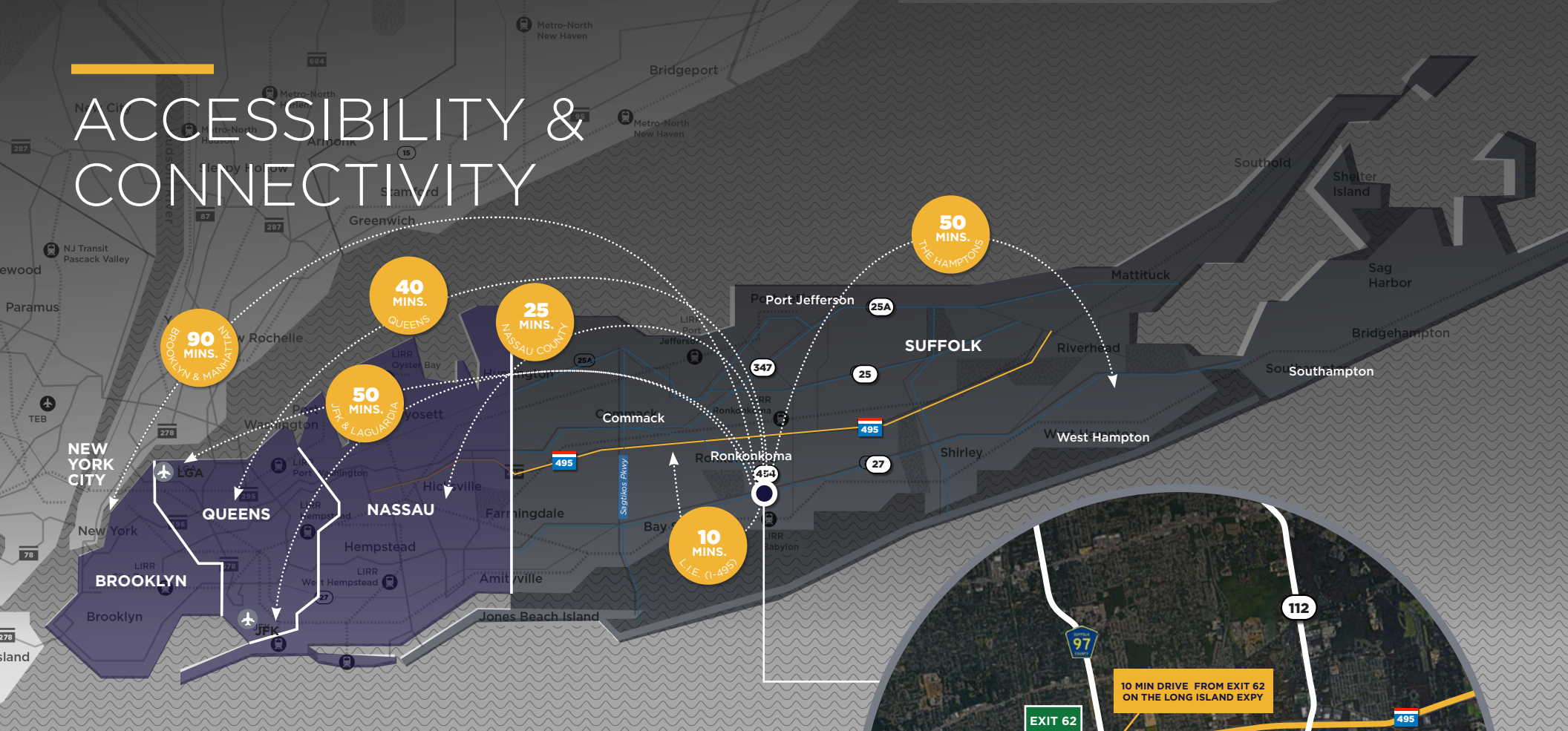
**EXCESS LAND FOR TRAILER PARKING**



# SITE PLAN

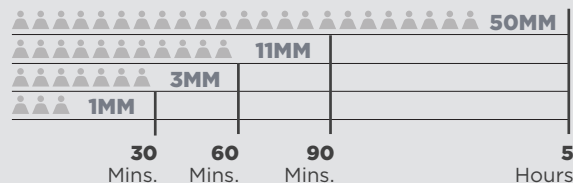


# ACCESSIBILITY & CONNECTIVITY



DESTINATION	DISTANCE
Bayport LIRR	2.1 Miles
Long Island Expressway	4.6 Miles
Queens	42.7 Miles
JFK Airport	50.5 Miles
LaGuardia Airport	51.4 Miles
Brooklyn	53.9 Miles
Manhattan	56.0 Miles
Port Newark	78.7 Miles

## Drive Time Populations





# ± 34,000 - 75,000 SF INDUSTRIAL BUILDING ON 5 IMPROVED ACRES AVAILABLE

33 RAJON ROAD  
BAYPORT, NY



FOR MORE INFORMATION,  
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