

A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM LEASING OPPORTUNITY

33 RAJON ROAD

BAYPORT, NEW YORK

AVAILABLE IMMEDIATELY | 48,000 SF | ON 5 IMPROVED ACRES

SUNRISE HIGHWAY

3 ADDITIONAL ACRES
AVAILABLE



INVESTCORP

PROPERTY DESCRIPTION

SPECIFICATIONS

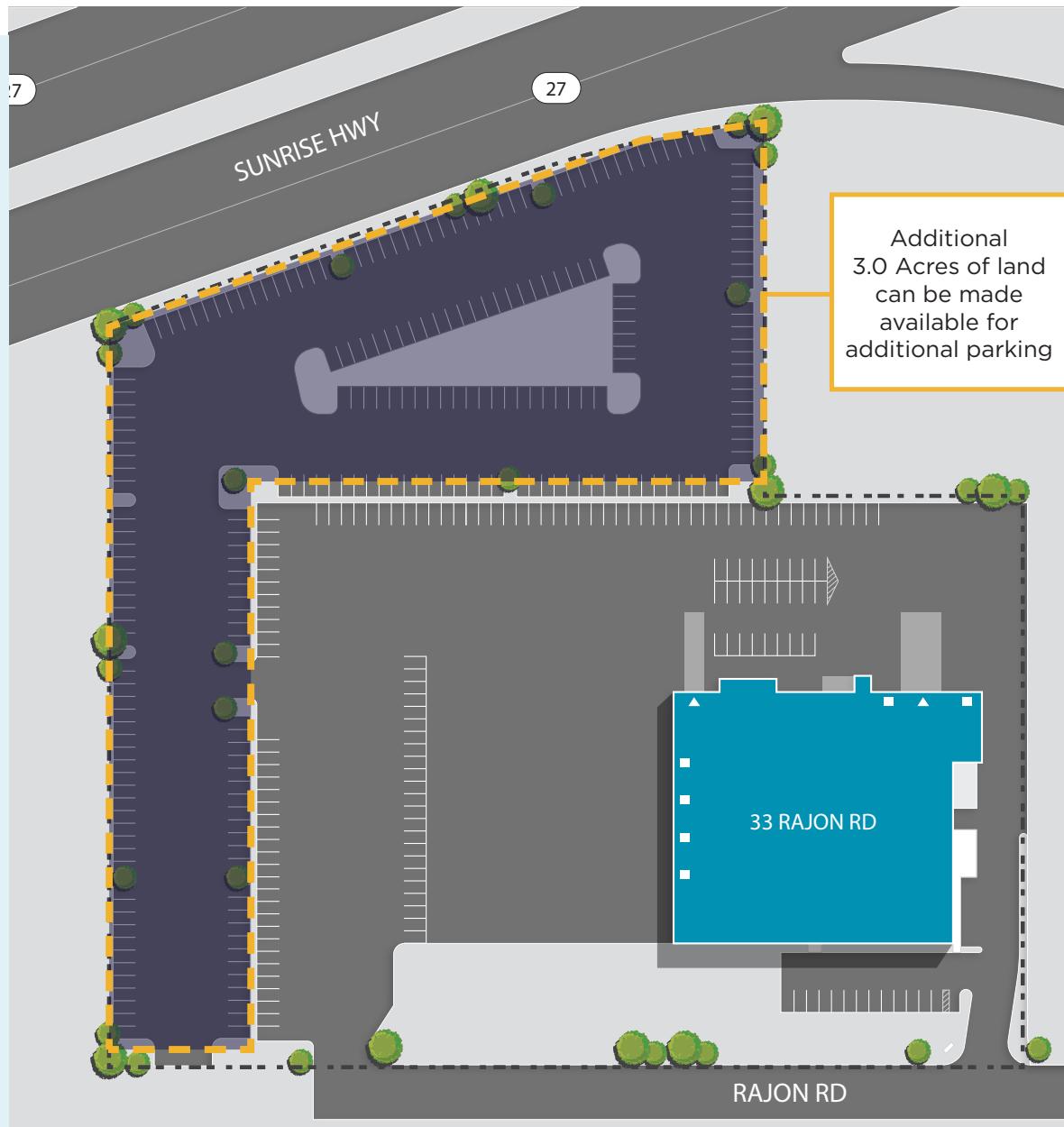
AVAILABLE	Immediately
PLOT SIZE	5.00 - 8.00 Acres
BUILDING SIZE	48,000 SF
ZONING	Light Industrial (Town of Islip)
CLEAR HEIGHT	20' Clear
LOADING	Build-to-suit
POWER	10,000 Amps @ 480 Volts
HEAT	Gas
PARKING	Ample
REAL ESTATE TAXES	\$200,386 OR \$2.67 PSF
PRICING	Upon Request

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

IDEAL USES

- Equipment Rental / Sales
- Building Supply
- 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

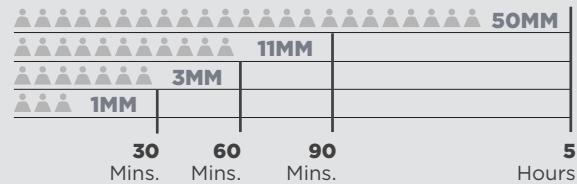


ACCESSIBILITY & CONNECTIVITY



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



± 48,000 SF INDUSTRIAL BUILDING ON 5 IMPROVED ACRES AVAILABLE

33 RAJON ROAD
BAYPORT, NY



FOR MORE INFORMATION,
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