

19,723 Sq. ft. Industrial/R&D/Flex Space

Available For Lease



60 Cleveland Ave, Bay Shore



Specifications:

Building Size:	41,419 SF
Lot Size:	2.09 Acres
Available Space:	19,723 SF
Office/R&D:	7,223 SF
(Dropped Ceiling)	
Warehouse:	12,500 SF
(Full Height)	- 5,625 SF @ 19.5'
(Mezzanine Height)	- 6,875 SF @ 8.0'
Loading:	1 Drive-in Door
Power:	400 Amps @208v
A/C:	Offices
Heat:	Gas
Sprinklers:	Full
Parking:	35
Zoning:	Ind1
Township:	Islip

Pricing and Timing:

Lease Price: \$12.00/SF ~~\$12.75/SF~~ Gross
(Includes Base Year RE Taxes)

MOTIVATED

Occupancy: Immediate

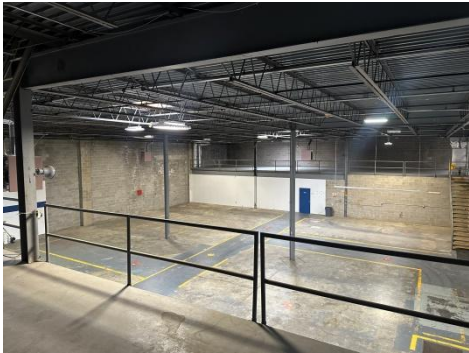
Features:

- Well-maintained facility with fenced-in yard suitable to a broad range of users
- Entryway connects both sections of the building
- Heavy duty floor load mezzanine
- Less than 0.5 miles from the Deer Park LIRR
- Close proximity to Sagtikos Pkwy

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**7,723 Sq. Ft. Office/Flex
@ Dropped Ceiling Height**

**6,875 Sq. Ft. Warehouse
@ 8.0' Ceiling Height**

*All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification .*

