

For Lease
2,500 SF | \$16.00 SF/yr
Industrial Space



7 Shirley Street

Bohemia, New York 11716

Property Highlights

- Expansive warehouse/distribution space
- Convenient access to major transportation routes
- Versatile layout for various operational needs

Property Overview

Located in the heart of Bohemia, 7 Shirley Street is an outstanding industrial property that offers a prime leasing opportunity for businesses. The expansive warehouse and distribution space is complemented by high ceilings, and a drive-in bay allowing flexibility for a range of operational needs. The property also includes office space designed to enhance productivity. With on-site parking and easy access to major transportation routes such as the Long Island Expressway and Long Island MacArthur Airport, this location is ideal for seamless distribution and logistics. Set within a vibrant commercial and industrial hub, 7 Shirley Street is an excellent choice for businesses looking to establish or expand their presence.

Offering Summary

Lease Rate:	\$16.00 SF/yr (Gross)
Building Size:	19,800 SF
Available SF:	2,500 SF
Lot Size:	1.37 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,172	19,047	67,579
Total Population	3,543	55,897	201,986

For More Information

Michael Corsello

O: 631 761 9627
mcorsello@nailongisland.com

Brian McGuire

O: 631 761 9403
bmcguire@nailongisland.com

For Lease

2,500 SF | \$16.00 SF/yr

Industrial Space

Property Description

This expansive industrial property at 7 Shirley Street offers exceptional features for businesses seeking a new lease opportunity. Boasting a vast warehouse/distribution space, high ceilings, and ample parking, the property provides flexibility for various operational needs. The modern office spaces are designed for efficiency and productivity. With convenient access to major transportation routes, including the Long Island Expressway and the Long Island MacArthur Airport, this location ensures seamless connectivity for distribution and logistics. Positioned in a thriving commercial and industrial area, this property presents an unparalleled opportunity for businesses looking to establish or expand their operations.

Location Description

Located in the heart of Long Island, the area surrounding the property offers a prime strategic location for Industrial/Warehouse/Distribution tenants. With its proximity to major highways like the Long Island Expressway (I-495) and the Long Island MacArthur Airport, the area provides seamless access for transportation and distribution needs. The neighborhood is also surrounded by a range of amenities including popular restaurants, retail shops, and hotels, making it an ideal location for businesses seeking convenience and accessibility. Additionally, the nearby eastern Long Island coastline and recreational areas offer a pleasant escape from the business hub, providing a well-balanced work environment for employees.



Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	2,500 SF	Lease Rate:	\$16.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
7 Shirley	Available	2,500 SF	Gross	\$16.00 SF/yr	<p>This 2,500-square-foot industrial unit offers a versatile space suitable for a variety of business needs. The unit features approximately 10% dedicated office space, providing a functional area for administrative tasks or client meetings. The office space is equipped with two restrooms, ensuring convenience for staff and visitors.</p> <p>The warehouse portion of the unit is designed for efficiency, featuring a drive-in dock that allows for seamless loading and unloading of goods. The space boasts 14-foot ceilings, providing ample vertical clearance for storage, equipment, or light manufacturing operations. This layout is ideal for businesses that require a blend of office and warehouse functionality in a compact footprint.</p>

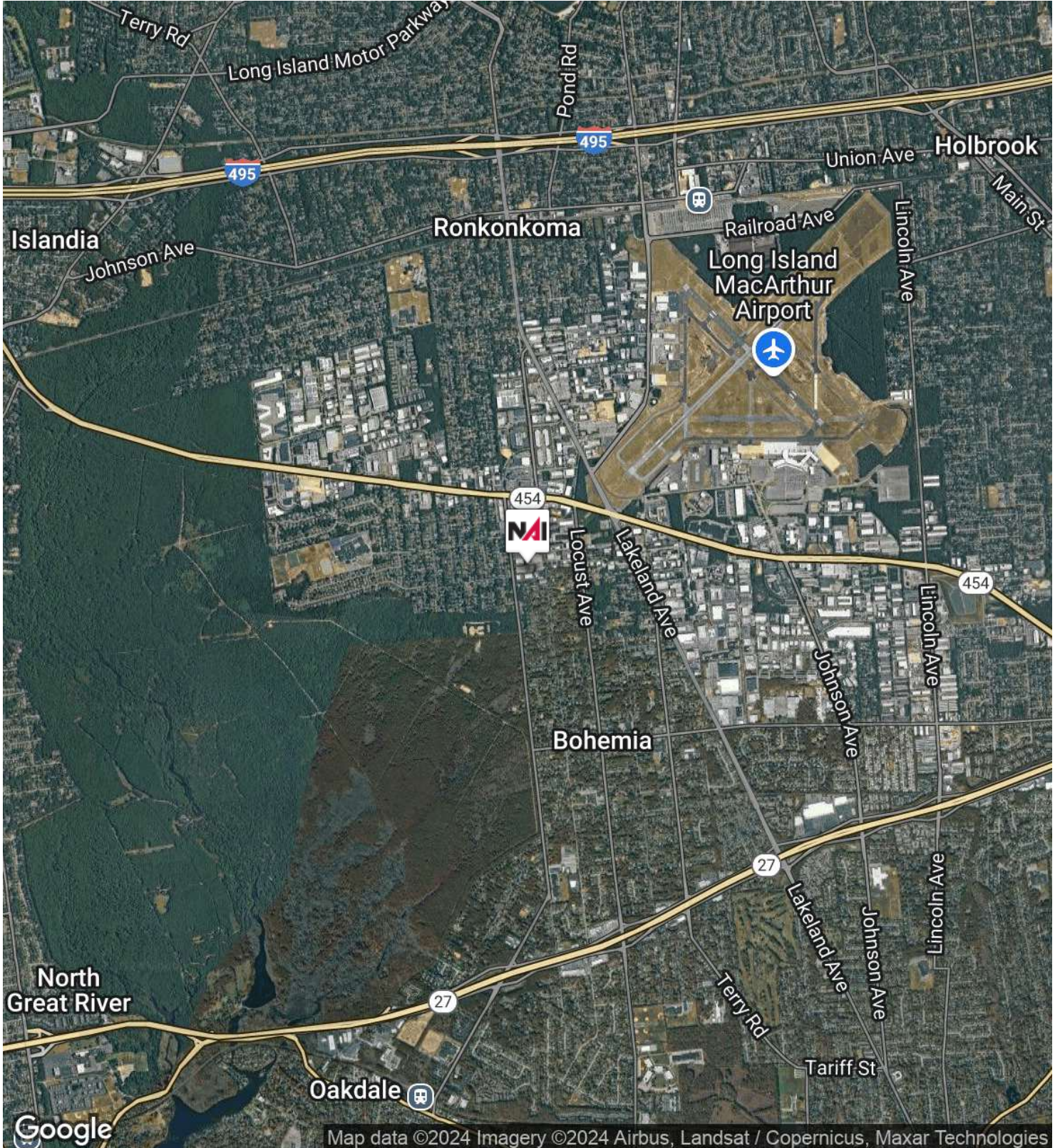
For Lease

2,500 SF | \$16.00 SF/yr
Industrial Space



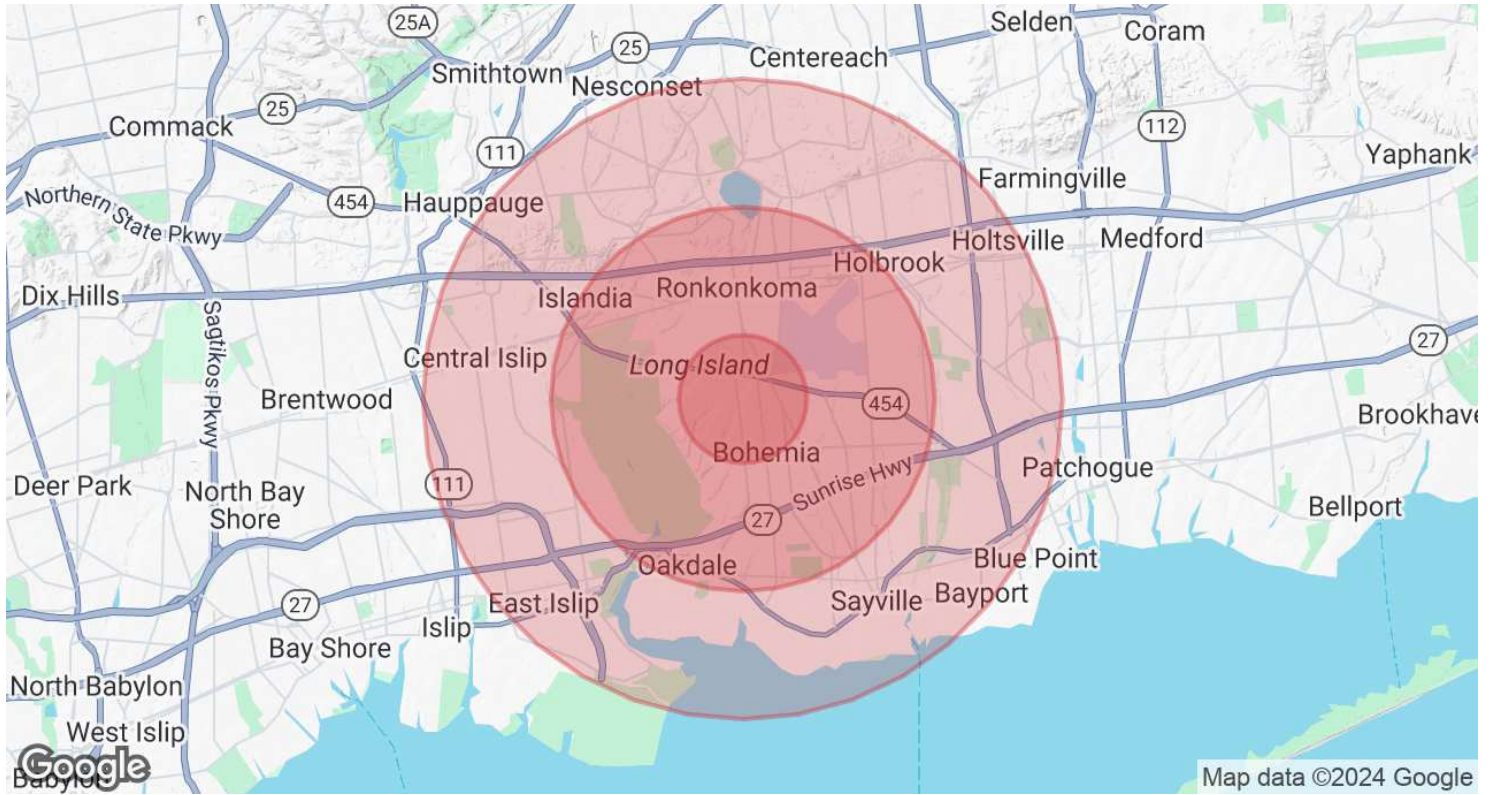
For Lease

2,500 SF | \$16.00 SF/yr
Industrial Space



For Lease

2,500 SF | \$16.00 SF/yr
Industrial Space



Population	1 Mile	3 Miles	5 Miles
Total Population	3,543	55,897	201,986
Average Age	40.4	40.5	39.6
Average Age (Male)	40.1	39.3	38.7
Average Age (Female)	40.1	40.9	40.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,172	19,047	67,579
# of Persons per HH	3.0	2.9	3.0
Average HH Income	\$109,783	\$98,496	\$100,436
Average House Value	\$421,030	\$400,384	\$427,191

2020 American Community Survey (ACS)



Michael Corsello

Director

mcorsello@nailongisland.com

Direct: **631.761.9627** | Cell: **516.840.4448**

Professional Background

Michael Corsello is a licensed commercial investment and real estate certified specialist (CIREC), who is primarily focused on industrial and retail properties throughout Long Island and the New York tristate market.

Prior to joining NAI Long Island, Michael was President and CEO of Nash Lumber, a building material importer and wholesale distributor. The experience he gained while owning and operating his company for 30+ years gives him a unique understanding of complex commercial real estate transactions and how a company's real estate effects a businesses' bottom line.

Michael's operational expertise provides his clients with an important advantage, whether they are owners, tenants, buyers, or sellers. His keen understanding of each party's business perspective allows for the highest quality representation for those he advises. This results in enhancing his client's business operation and their company's profitability.

Michael's experience owning, developing, and managing his own industrial properties, allows him to combine and leverage his considerable real estate market knowledge with his business experience to deliver the highest outcomes for his clients. Throughout Long Island industrial property owners and investors rely on Michael as a trusted and proven partner. His team includes office and land use specialists, with expertise in commercial office leasing, land acquisition, and development.

In the retail area of Michael's practice, his success with national and regional franchise brands has proven invaluable in navigating the considerable challenges retailers experience when entering the complicated Long Island market. Clients such as Riko's Pizza, Ford's Garage, and Buffalo Wild Wings Express rely on Michael's guidance to identify ideal locations and to successfully negotiate the very best leases terms. When representing retail landlords, he has secured the highest quality tenants who not only leased space but strengthened the property's income and value.

Michael is an avid skier who routinely tackles some of the most challenging mountains throughout the U.S. and Canada. To satisfy his unending curiosity, he enjoys hiking and exploring tough terrain in the US and beyond. He enjoys travelling, especially to northern Norway where his son is at the forefront of the aquaculture industry. When on Long Island, an occasional golf game is always a welcome distraction. A native Long Islander, Michael earned degrees in both business and engineering from Syracuse University and SUNY College of Environmental Science and Forestry.

Education

Bachelor of Science in Engineering, Syracuse University

Bachelor of Science in Engineering, SUNY Environmental Science and Forestry

Memberships

Commercial Industrial Brokers Society of Long Island (CIBS)

NAI Long Island
1601 Veterans Memorial Highway Suite 420
Islandia, NY 11749
631.232.4400



Brian McGuire

Senior Director

bmcguire@nailongisland.com

Direct: **631.761.9403** | Cell: **516.779.8184**

Professional Background

Brian McGuire has been a prominent licensed real estate broker for over fifteen years and his extensive portfolio is focused on industrial manufacturing, distribution, and R&D facilities as well as professional office space.

Prior to joining NAI Long Island as Senior Director, Brian accomplished six high-performing years at Corporate Realty Services. Throughout that time period, he had represented a diverse portfolio of tenants including regional and national companies as well as startups and small businesses, while setting new sales records. However, before launching his career in commercial real estate, Brian was also a successful small business owner for over 20 years and had over 1000 accounts, which has given him insightful information to help other small business owners, alike.

Right from the start of his Real Estate career, Brian has always provided the best service to all parties involved in each Real Estate transaction that he completed. Because of this he has established many long lasting relationships and repeat customers with tenants, buyers and property owners. He specializes in managing leases, building and property ownership representation, and full ground-up build-to-suit facilities. Brian also has an extensive portfolio of tenant relationships that he has earned throughout his career. Since Brian has a significant portfolio of tenant relationships, he has procured clients for 90% of the properties that he exclusively represented ownership for. Also, with his vast experience and knowledge within commercial real estate, he also works very closely with private landlords to increase their portfolios by locating and identifying additional investment properties.

Outside of the office Brian typically spends much of his time off engaged in many athletic and physical fitness activities. He enjoys biking ,hiking, lifting weights and open water long distance swimming in the summer.

Education

Bachelor's Degree, Management and Mathematics, Dowling College

Memberships

CIBS

NAI Long Island
1601 Veterans Memorial Highway Suite 420
Islandia, NY 11749
631.232.4400