



**O'SHEA
PROPERTIES**

**INDUSTRIAL UNIT
2,000 SF / 15% OFFICE
IMMEDIATE OCCUPANCY**

**281 Skip Lane
Unit H
Bay Shore, NY**



Building Highlights

- 16,000 SF Industrial Building
- 16 ft. ceiling height (clear) in Warehouse
- 100 amp 3-Phase electrical service
- Energy-Efficient LED Lighting
- 10' x 10' Overhead Door
- Ample Parking on site
- Zoned: G-Industrial Light
- Newly paved Parking Lot

Convenient Location

- Located off Pine Aire Drive, close to Southern State Pkwy, Sagtikos Pkwy, Sunrise Hwy and Route 231
- Proximity to LIRR – Wyandanch Station

Fixed Monthly Rent

- Includes; turnkey occupancy (new flooring, paint, etc.), all CAM charges, warranty of heating & A/C systems, building insurance, water charges and base year property taxes

For further information, please contact:

Katie O. Rivas

Phone: 631-218-8318 Ext. 106

kbo@osheaproperties.com

4155 Veterans Highway – Suite 13

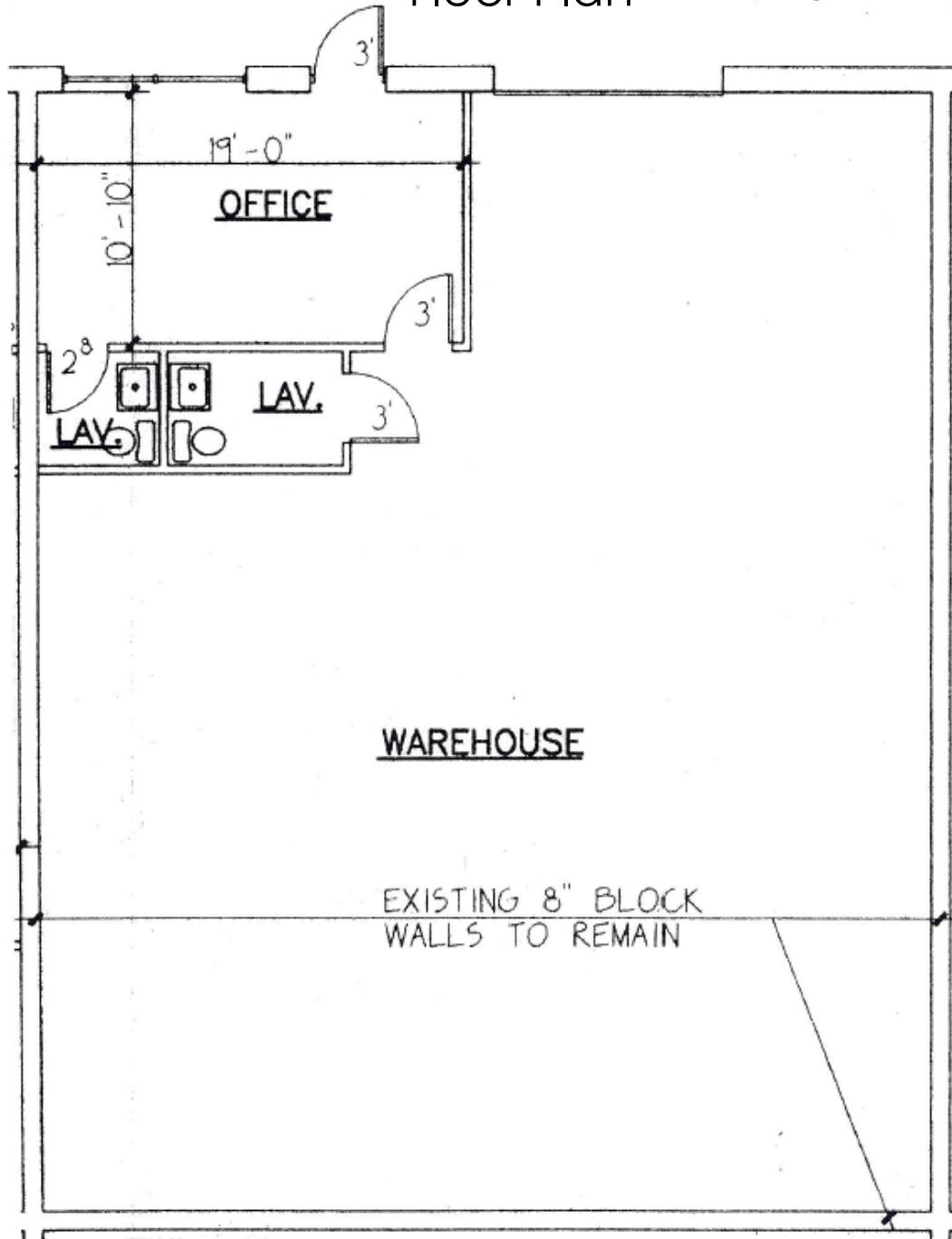
Ronkonkoma, NY 11779

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Floor Plan



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