

1560 5th Avenue

Bay Shore, New York



INVESTMENT SALE

BUILDING SIZE

49,812 SF

- ±23,000 SF with 24' clear ceiling height in warehouse
- ±26,812 SF with 12' open ceiling height consists of ±18,000 SF R&D space, ±4,695 SF warehouse space, and ± 4,417 SF office space

PLOT SIZE

3 Acres

TAXES

IDA Pilot

PROPERTY SPECIFICATIONS

- 12' – 24' clear ceiling heights
- 3 drive-in doors
- 4 loading docks
- Gas heat
- New Sprinkler System (ESFR)
- 3,000 amps power
- 90-car parking
- Fully air-conditioned

CURRENT TENANTS AND LEASE TERMS

Master Tenant	Chembio Diagnostic Systems, Inc. https://chembio.com/
Lease Term	Through February 28, 2030
Rental Rate	\$20.00 triple net fixed – no annual increases
Leasing	±49,812 SF (entire building)
Occupying	±20,000 SF

Sub-Tenant	Orbic https://orbic.us/
Sublease Term	Through February 28, 2030
Rental Rate	\$20.00 triple net fixed – no annual increases
Sub Leasing	±29,812 SF

For more information, please contact exclusive brokers:

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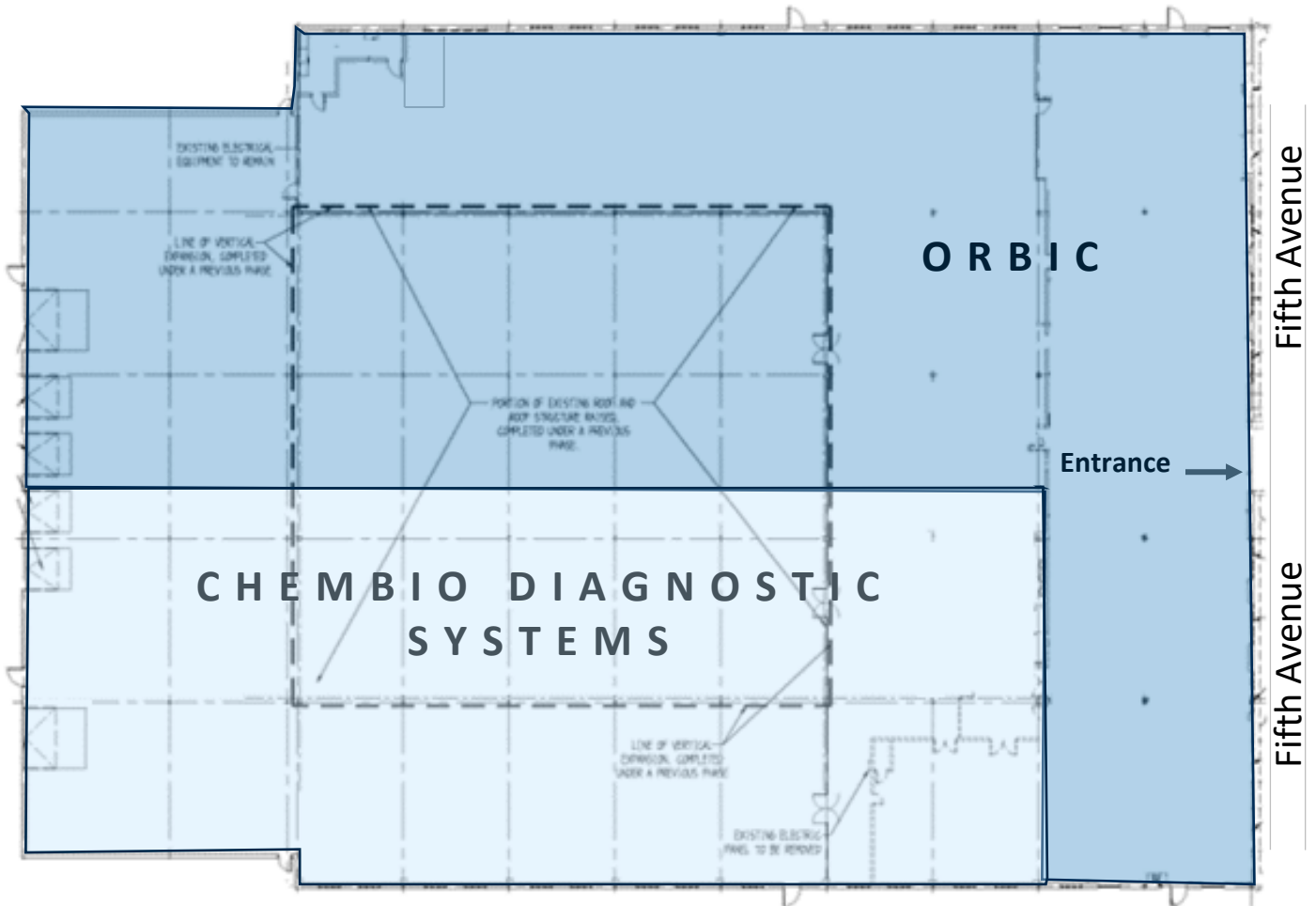
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FLOOR PLAN



Orbic Occupied Space - ±29,812 SF

- ±18,000 SF R&D space
- ±11,812 SF warehouse with 24' clear ceiling height
- 2 loading docks and 2 drive-in doors

Chembio Occupied Space - ±20,000 SF

- ±10,888 SF warehouse with 24' clear ceiling height
- ±4,417 SF office space
- ±4,695 SF warehouse with 12' clear ceiling height
- 2 loading docks and 1 drive-in door

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PROPERTY PHOTOS



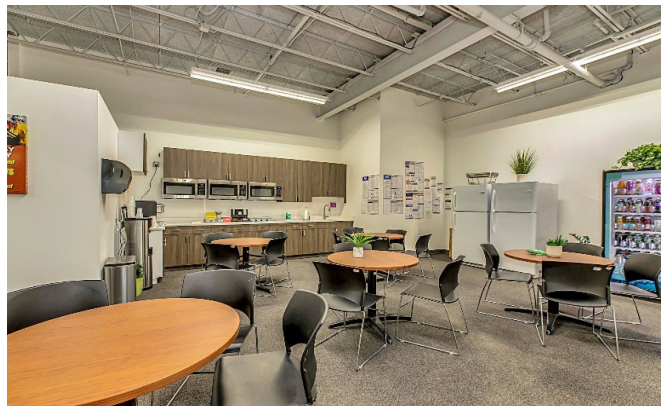
R&D PRODUCTION/ASSEMBLY SPACE



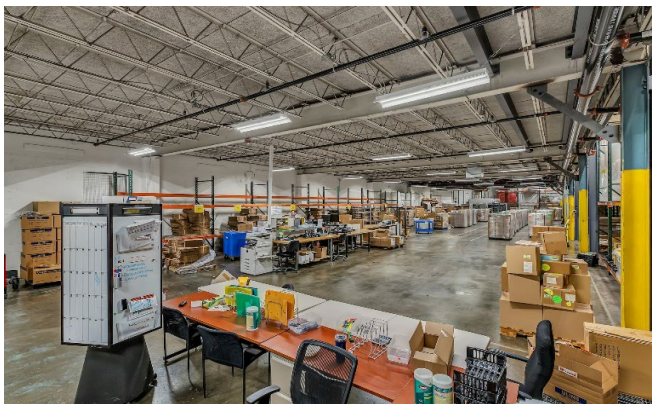
R&D PRODUCTION/ASSEMBLY SPACE



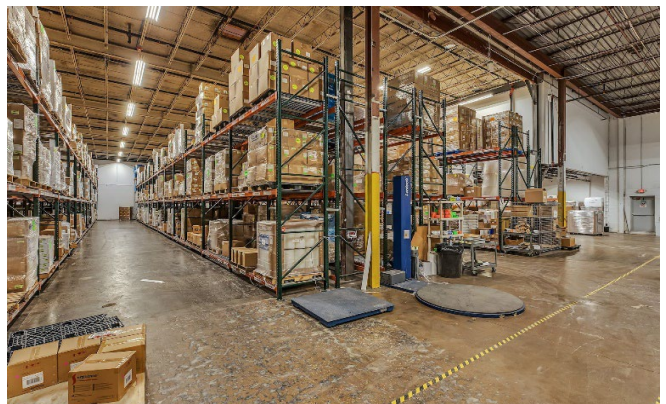
CAFETERIA – TENANT #1



CAFETERIA – TENANT #2



PRODUCTION AREA



WAREHOUSE WITH 24' CEILING HEIGHT

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PROPERTY PHOTOS



TWO OVERSIZED CURB CUTS



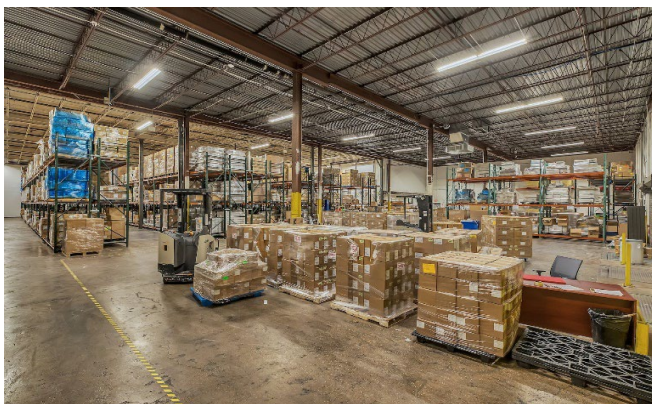
HIGH VISIBILITY ON 5TH AVENUE



LARGE YARD FOR ADDITIONAL PARKING



4 LOADING DOCKS WITH LEVELATORS



FULLY AIR-CONDITIONED



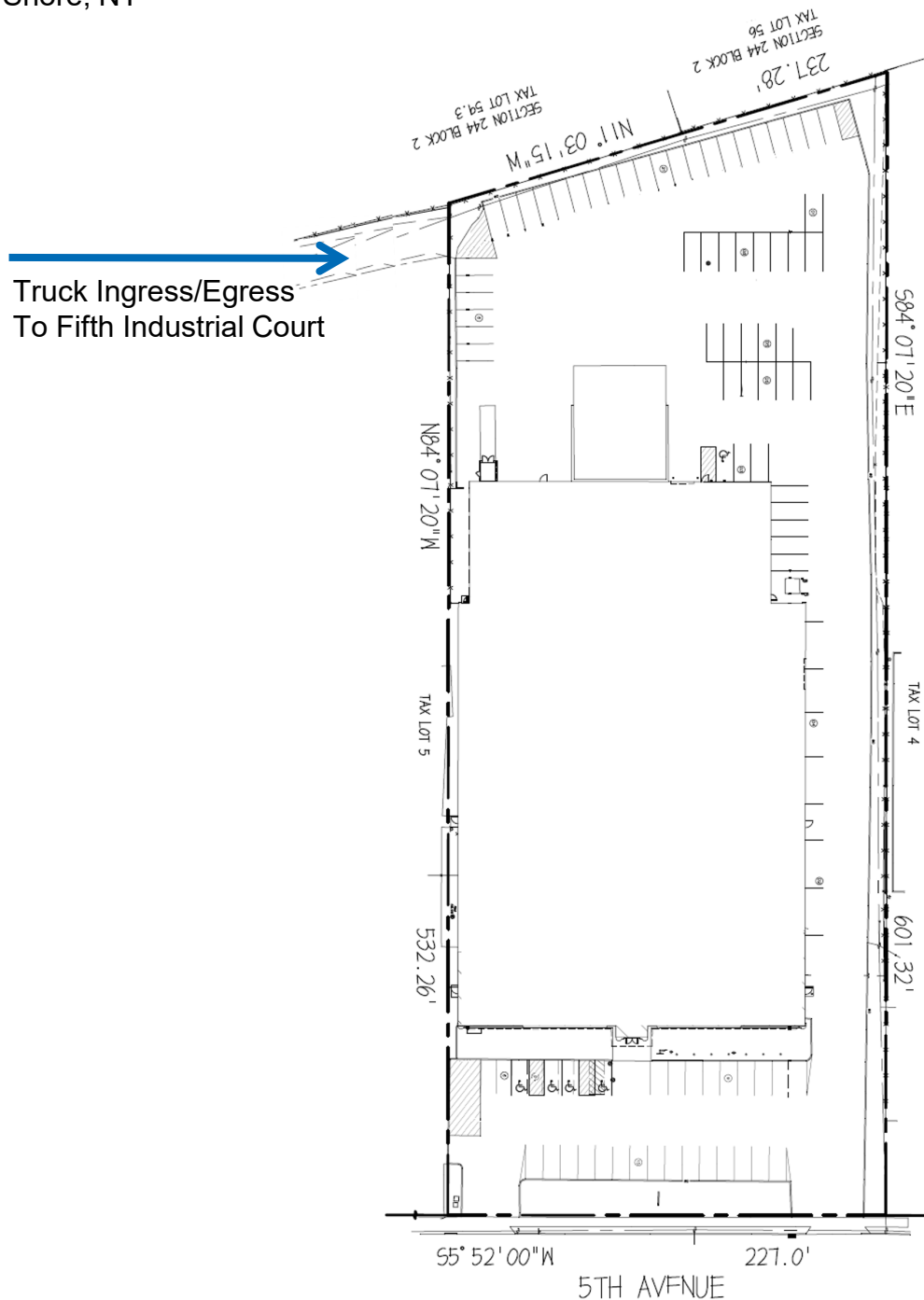
GENEROUS STAGING AREA

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SITE PLAN



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