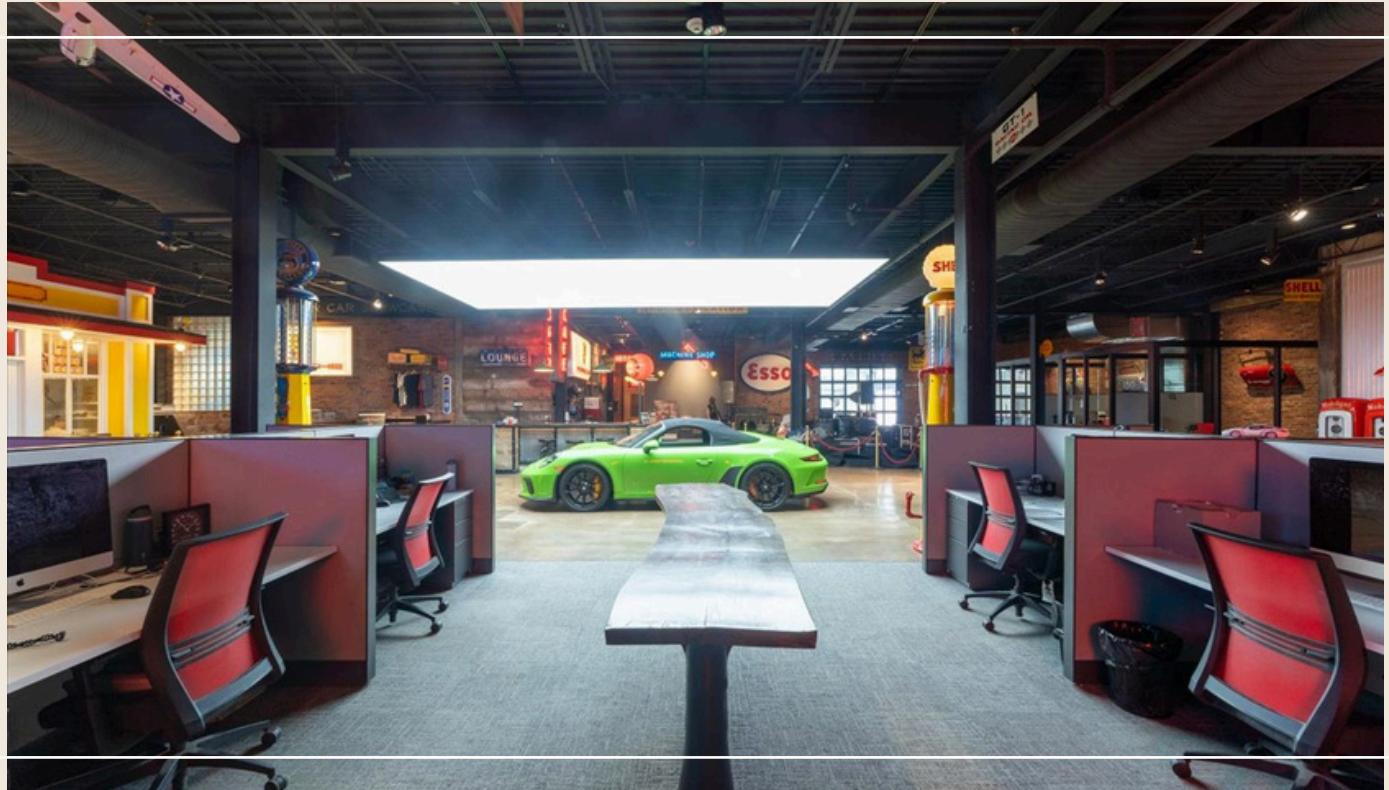




FREE STANDING BUILDING FOR LEASE

**85 PINE HOLLOW ROAD
OYSTER BAY, NY 11771**

PROPERTY HIGHLIGHTS



- DIVISIBLE SPACE
- FREE STANDING BUILDING
 - CORNER LOT
 - BOTH FLOORS ON GRADE
 - REAR GATED LOT
 - DRIVE IN BAYS
- AUTOMATIC BLACK OUT SHADES & PROJECTORS
 - FULLY SPRINKLERED BUILDING
- 25,000 ANNUAL AVERAGE DAILY TRAFFIC
 - BAR & FULLY BUILT OUT OFFICES
 - CUSTOM VENTILATION SYSTEM

PROPERTY OVERVIEW

85 PINE HOLLOW ROAD, OYSTER BAY

PROPERTY INFORMATION

Section - 27

Block - K

Lot - 235

BUILDING INFORMATION

Building Sq. Ft. - 18,440

Year Built - 1989

Building Height - 2 Stories

Lot Size - .44 Acres

Tenancy - Single/Multiple

ZONING INFORMATION

Zoning - GB

Building Class - 681.04

PRICING

Price/SF/Year - \$33 N

Taxes - \$59,736

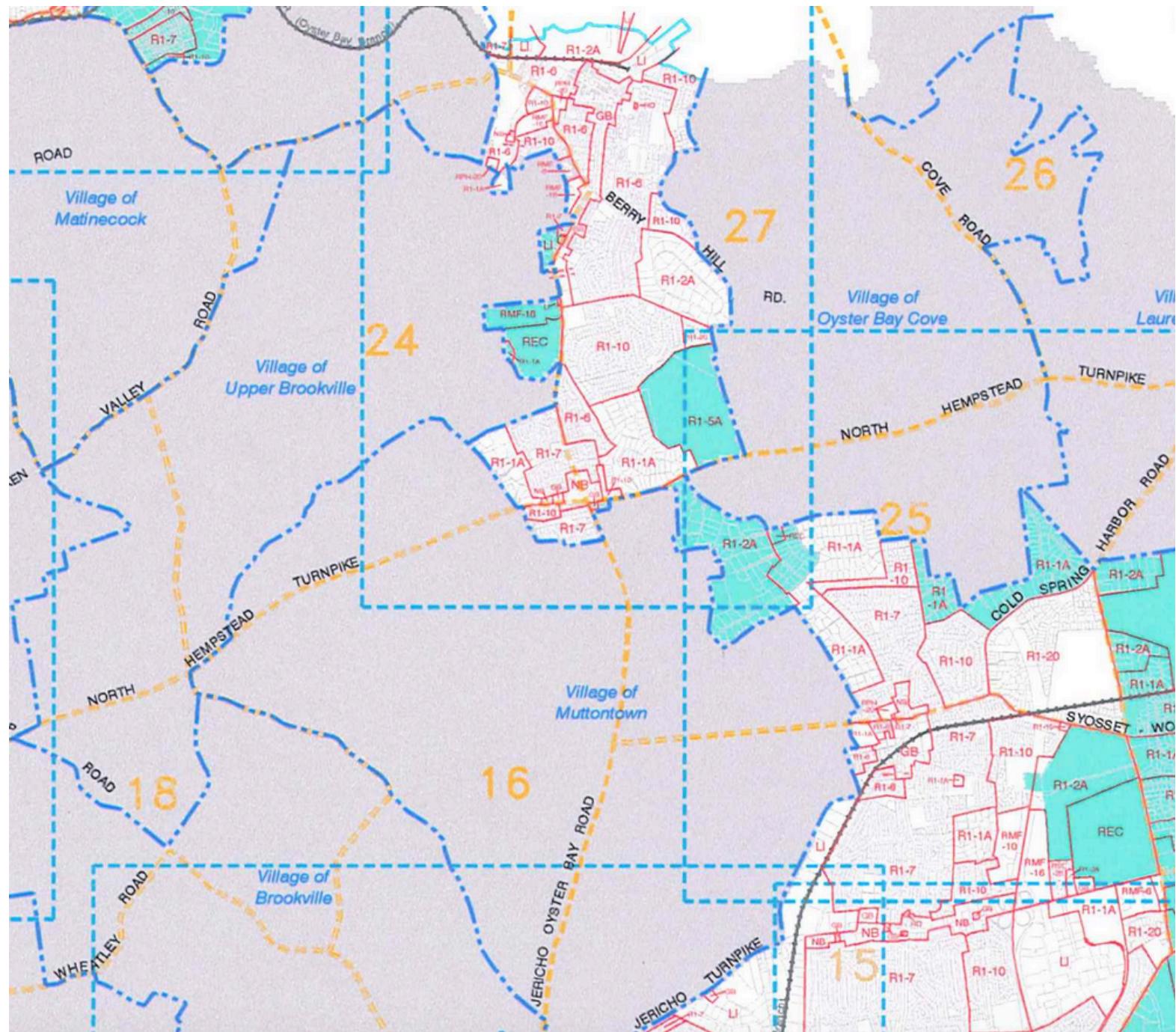
Tax/SF/Year- \$3.25



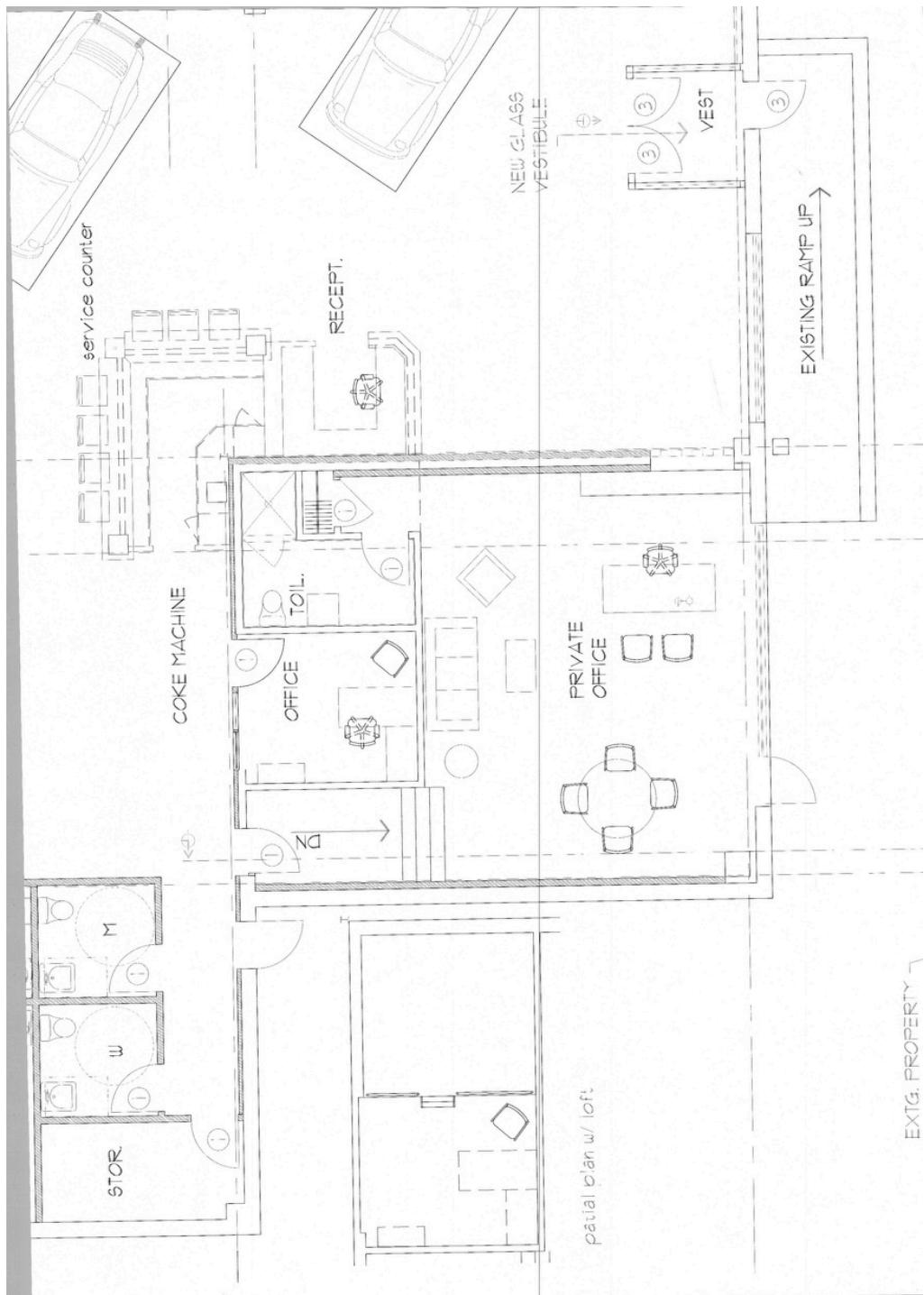
DEMO. & TRANSIT

	1 MILE	3 MILE	5 MILE
2024 Total Population	8,608	22,748	89,996
2029 Population	8,449	22,436	88,857
Pop Growth 2024-2029	(1.85%)	(1.37%)	(1.27%)
Average Age	43	43	43
2024 Total Households	3,319	7,864	30,103
HH Growth 2024-2029	(1.87%)	(1.53%)	(1.40%)
Median Household Inc	\$100,561	\$164,268	\$149,228
Avg Household Size	2.50	2.80	2.90
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$763,070	\$942,795	\$858,470
Median Year Built	1961	1962	1961
 COMMUTER RAIL	DRIVE	WALK	DISTANCE
Oyster Bay Station (Oyster Bay Branch - Long Island Rail Road)	2 min	20 min	1.0 mi
Syosset Station (Port Jefferson Branch - Long Island Rail Road)	8 min		4.2 mi
 AIRPORT	DRIVE	WALK	DISTANCE
LaGuardia	38 min		24.4 mi
John F Kennedy International	40 min		26.2 mi
Westchester County	67 min		43.2 mi
 FREIGHT PORTS	DRIVE	WALK	DISTANCE
NY - Red Hook Container Terminal	49 min		32.5 mi

ZONING



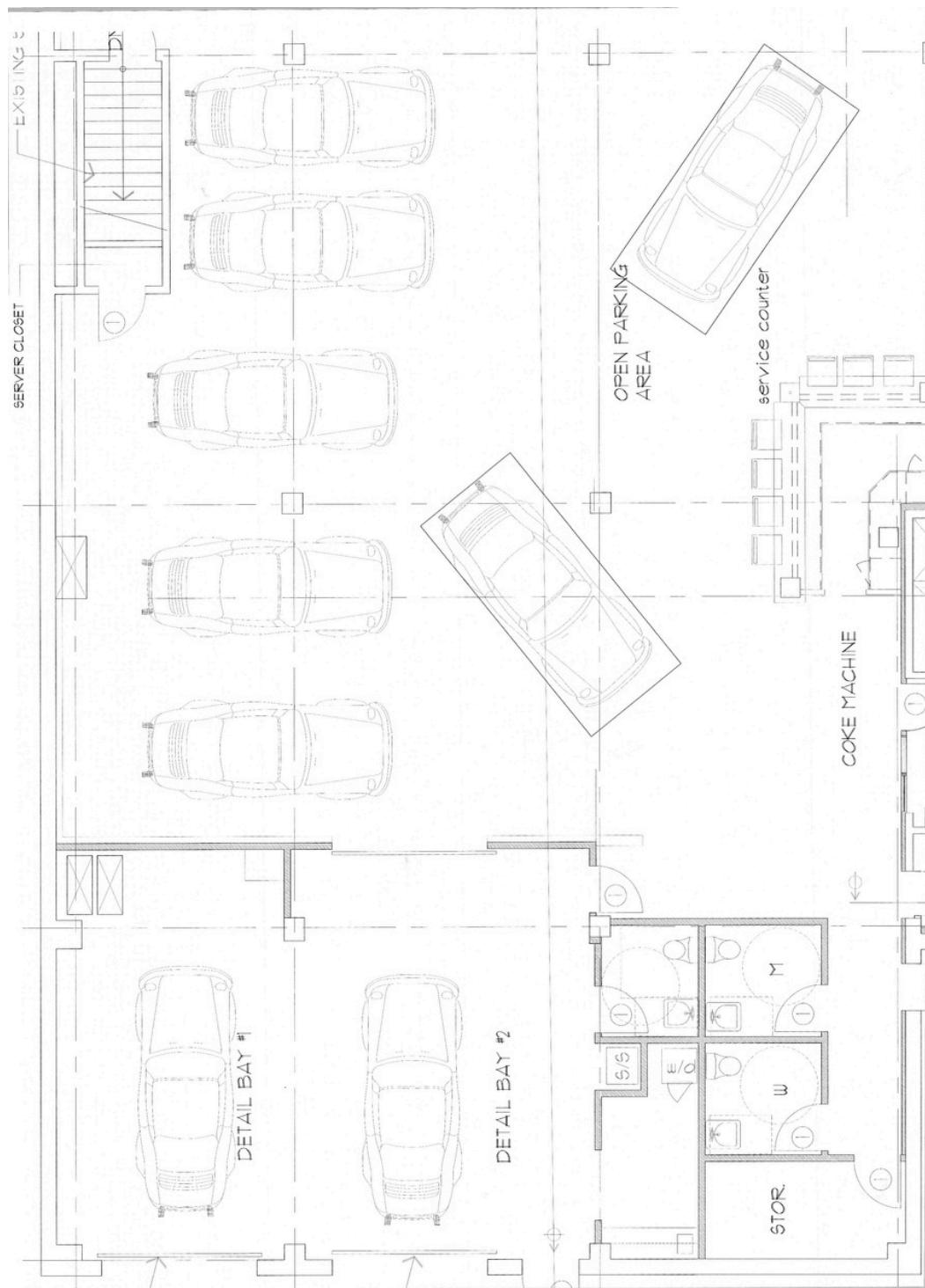
FLOOR PLAN



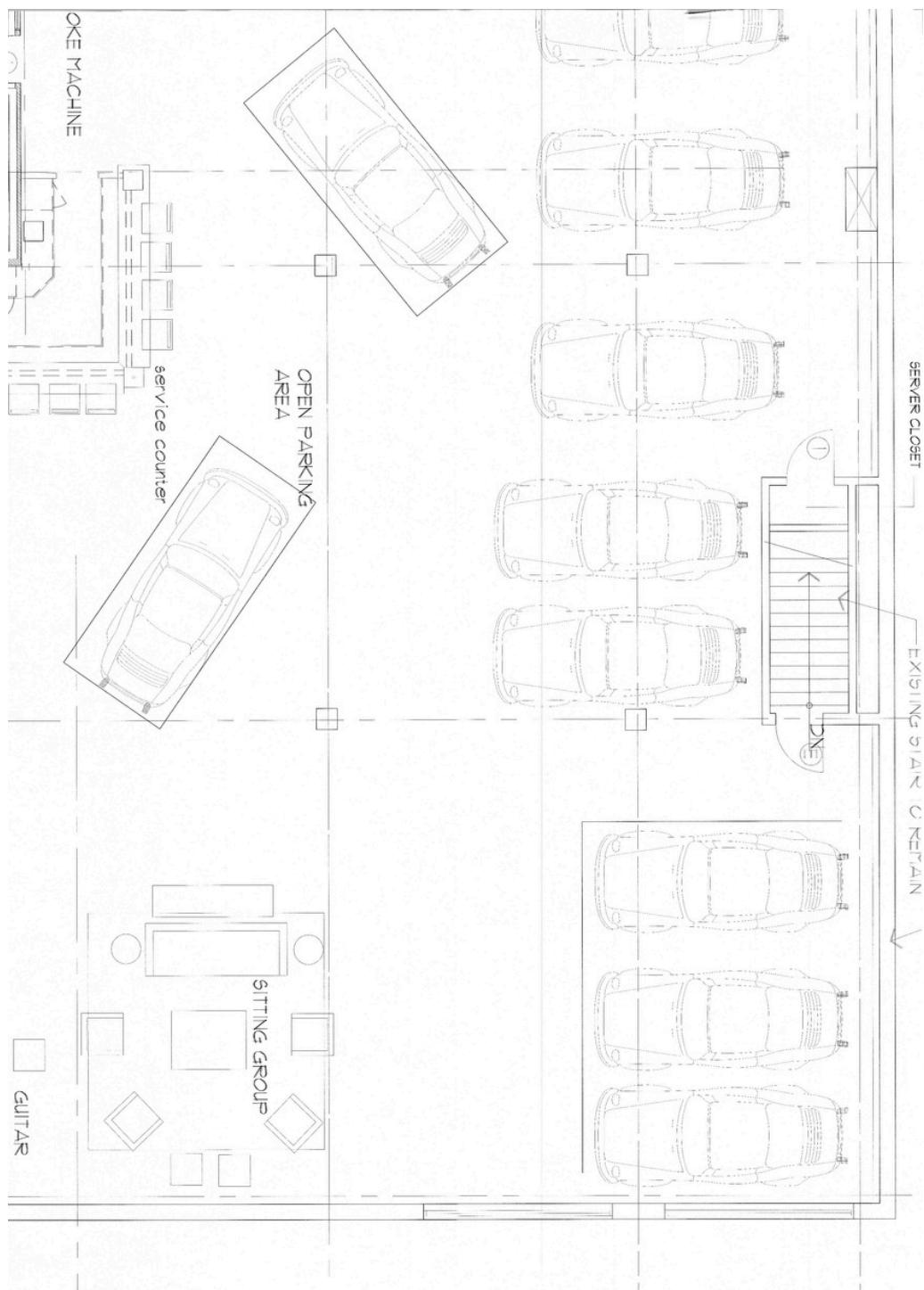
EXTG. PROPERTY ↗

 **NYSpace
Finders**

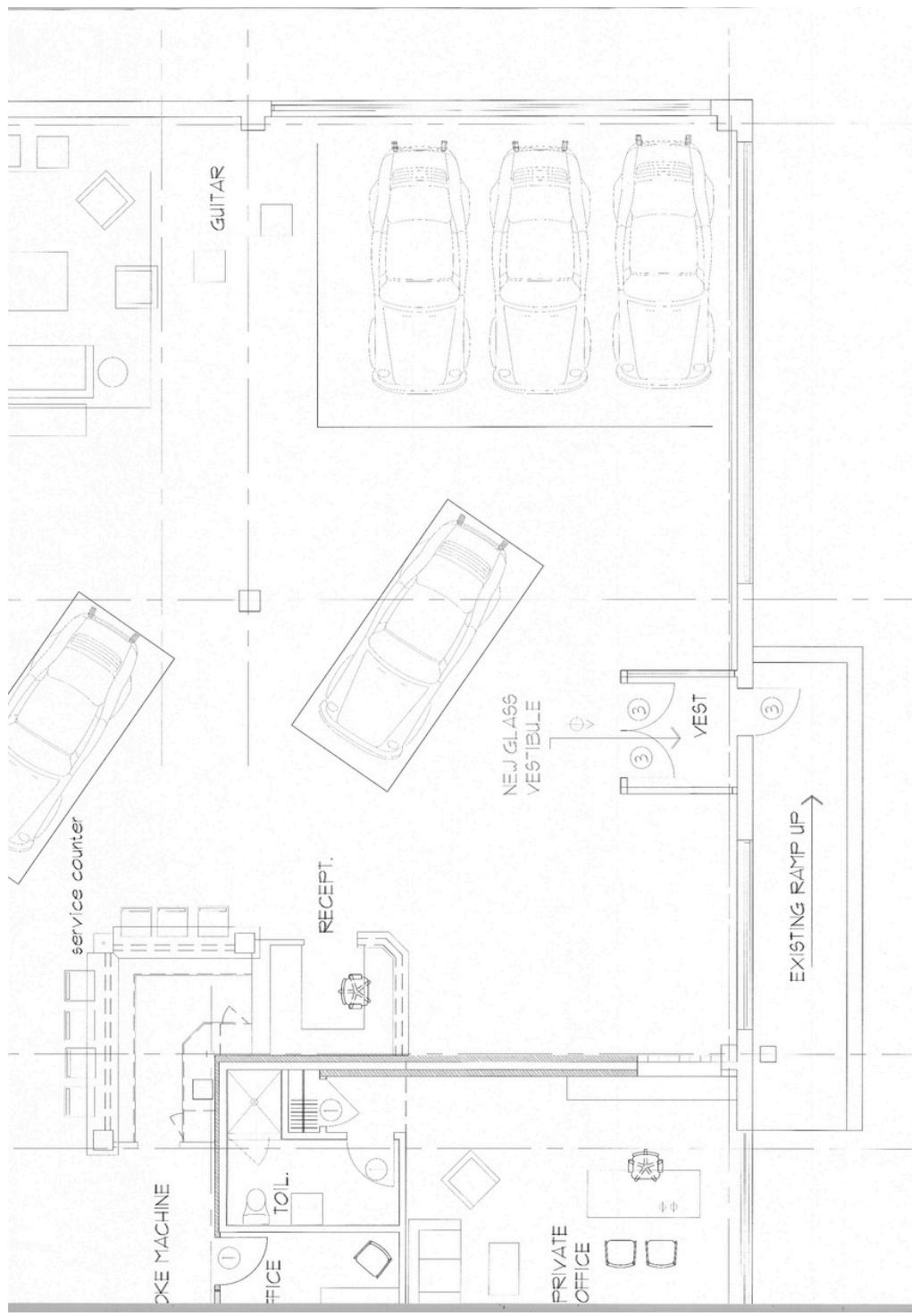
FLOOR PLAN

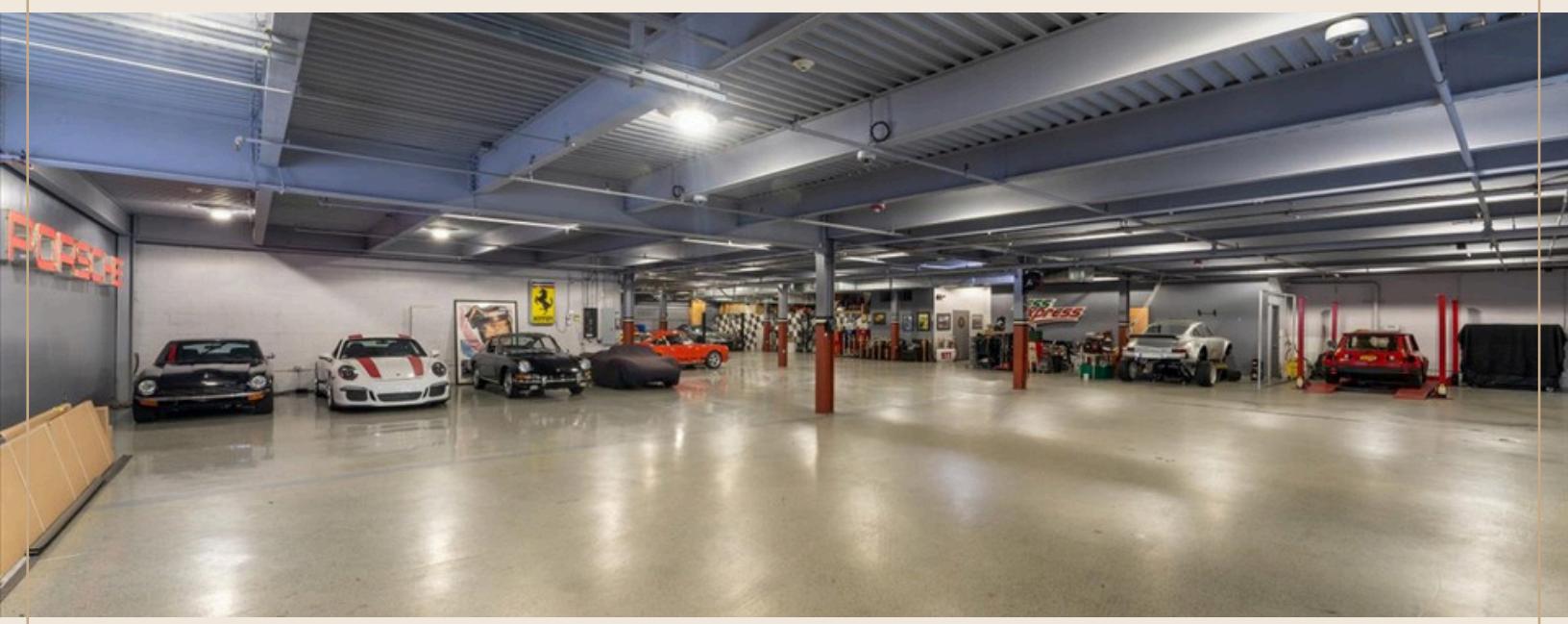


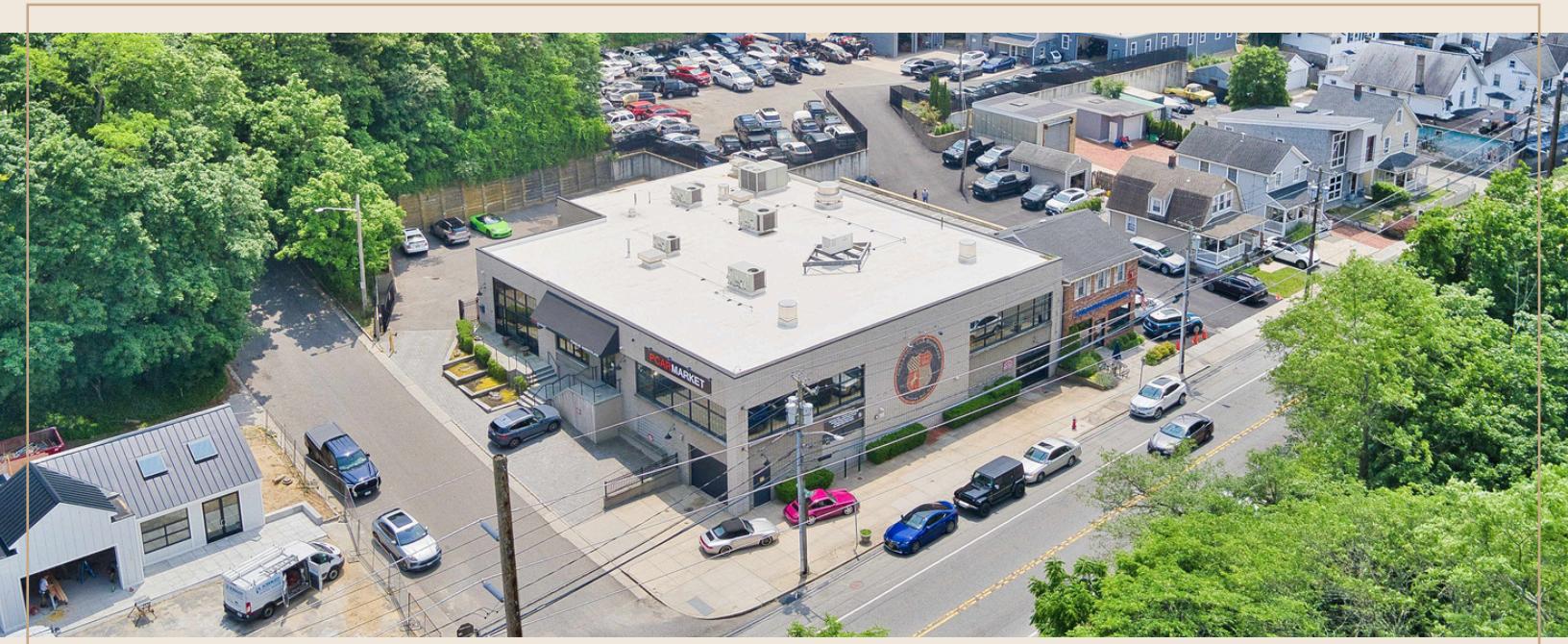
FLOOR PLAN



FLOOR PLAN









NON-ENDORSEMENT & DISCLAIMER NOTICE

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NY Space Finders, Inc., and should not be made available to any other person or entity without the written consent of NY Space Finders, Inc. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. NY Space Finders, Inc. has not made any investigation, and makes no-warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, NY Space Finders, Inc. has not verified, and will not verify, any of the information contained herein, nor has NY Space Finders, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

NON-ENDORSEMENT NOTICE

NY Space Finders, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of NY Space Finders, Inc., its affiliates or subsidiaries, or any agent, product, service, or commercial listing of NY Space Finders, Inc, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

NEW YORK FAIR HOUSING NOTICE

www.dos.ny.gov/licensing/docs/FairHousingNotice



CONTACT



LUCA DICIERO

FOUNDER & CEO

(347) 242-0353

luca@nyspacefinders.com



GIUSEPPE GREGORIO

ASSOCIATE BROKER

(516)-840 8029

giuseppe@nyspacefinders.com



NICK EVANGELISTA

LICENSED REAL ESTATE

SALESPERSON

(516) 385-7725

nick@nyspacefinders.com