

00 RAJON ROAD

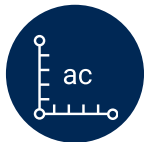
BAYPORT, NY

Marcus & Millichap
THE TUCCILLO GROUP



Request for Offers

PRICE



3.26
Acres



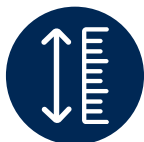
10 (9' x 10')
Loading Doors



49,681
Buildable SQFT



2 (14' x 17')
Drive-in Doors (On grade)



36 Feet
Clear Height



71
Parking Spaces

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ZONING REGULATIONS

| Regulations | Required | Approved |
|----------------------|----------------------|--|
| Minimum Lot Area | 20,000 SF | 142,110 SF |
| Minimum Lot Width | 100Ft | 340' |
| Max Building Height | 60 Ft / 4 Stories | 44' (High point of Roof) 48.5' (Top of Parapet) |
| Max Floor Area Ratio | 35% | 35% |

****Full site plan approval for 49,681 SF industrial building on February 23, 2024.***

PERMITTED USES:

- Office / medical office.
- Manufacturing and warehouse uses, including but not limited to:
 - Printing plants.
 - Mini storage warehouses.
 - Wholesale establishments.
 - Cannabis manufacturing, cultivation, processing, and distribution.
- Health clubs
- Agricultural use.
- Municipal park / recreation building.
- Indoor storage and sales of vehicles.
- Research and development.

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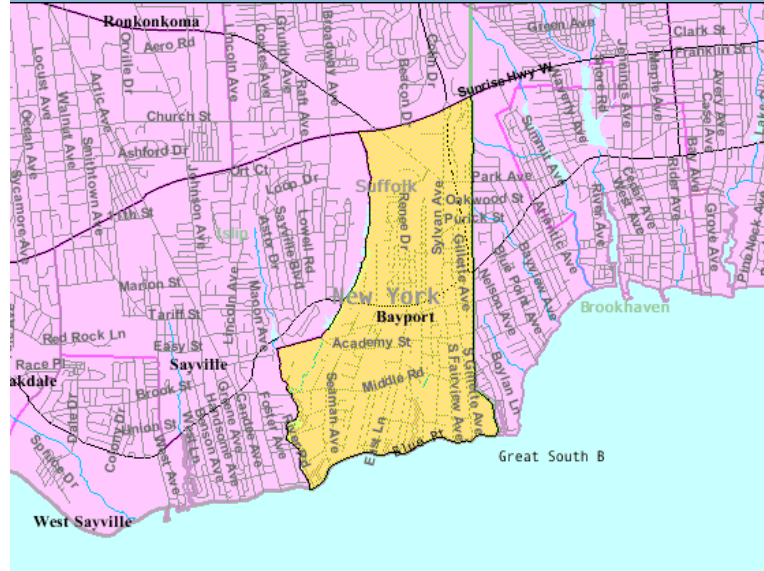
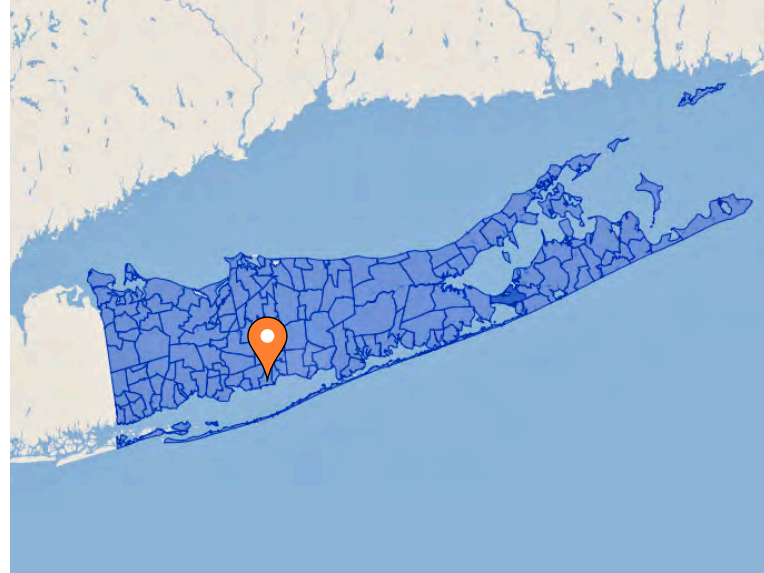
BAYPORT OVERVIEW

Bayport, NY, is a charming hamlet located in the Town of Islip, Suffolk County, on Long Island. Bayport offers a blend of suburban tranquility and coastal beauty. The community is situated south of Sunrise Highway, extending to the shores of the Great South Bay. This prime location provides residents with access to a town beach, two marinas with over 200 boat slips, and numerous parks and recreational areas.

The Bayport Industrial Park, located at the intersection of Sunrise Highway (Route 27) and Nicholls Road in Bayport, NY, is a significant hub for industrial activity. The park includes several warehouse and distribution facilities occupied by national and regional tenants.

The Bayport Industrial Park is conveniently located near several major highways. It is less than a mile from the Sunrise Highway (Route 27), providing easy east-west access across Long Island. Additionally, it is just over 4 miles from the Long Island Expressway (I-495 Exit 62), which is a primary route for travel to and from New York City.

Bayport, NY, is approximately 20 miles from the Nassau County border, around 35 miles from the Queens County border, and about 60 miles from New York City (Manhattan). These distances make Bayport a well-connected location, providing efficient connectivity for businesses operating within the park, and facilitating smooth logistics and transportation.



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