



60-70  
CLEVELAND  
AVENUE

BAY SHORE • NEW YORK

AVISON  
YOUNG

# SINGLE-STORY INDUSTRIAL WAREHOUSE



# PROPERTY DETAILS

**Building Size**  
41,419 SF

**Plot Size**  
2.09 acres

**Possession**  
Year-end 2024

**Sale Price**  
\$8.2 M



# PROPERTY HIGHLIGHTS

- One-story industrial building with mezzanine storage, ideal for warehouse and/or flex manufacturing
- 41,419 sf total (divisible)
  - 13,000 sf mezzanine
  - 28,419 sf ground floor
- 2.09 acre plot
- Zoned Industrial-1
- Section/block/lot 179-3-105.2
- 22' warehouse ceiling height
- 2 drive-ins
- 1 tailboard
- 1 lift and 2 fork lifts to mezzanine area
- Fully sprinklered
- On-site parking (70 spaces)
- 800 amps total (two 400-amp services at 120/208 volts)
- Cummins back-up generator, 400 amps service
- Heavy floor load on mezzanine level
- Taxes (2023/2024) \$76,500



# ADDT'L HIGHLIGHTS



- Fully-finished ground floor offices with multiple conference areas, windowed offices along the front, and open bullpens
- Main entryway connects both sections of the building, accommodating either a single tenant or two separate tenants if the space is divided
- Currently houses multiple on-site labs suitable for a variety of occupiers
- Lab space can be removed to create additional warehouse space if necessary
- Outdoor employee seating area accessible through the main lobby
- Outdoor chain-link cage for propane storage
- Video intercom system for visitors
- Monument signage

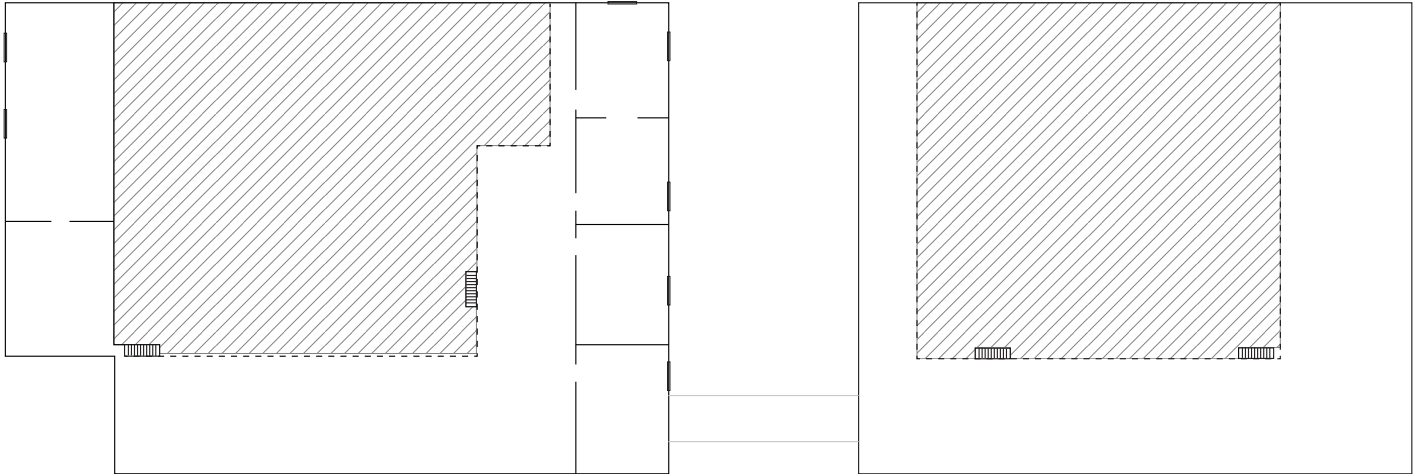
# FLOOR PLANS

## Ground Floor



Cleveland Avenue

## Mezzanine Level



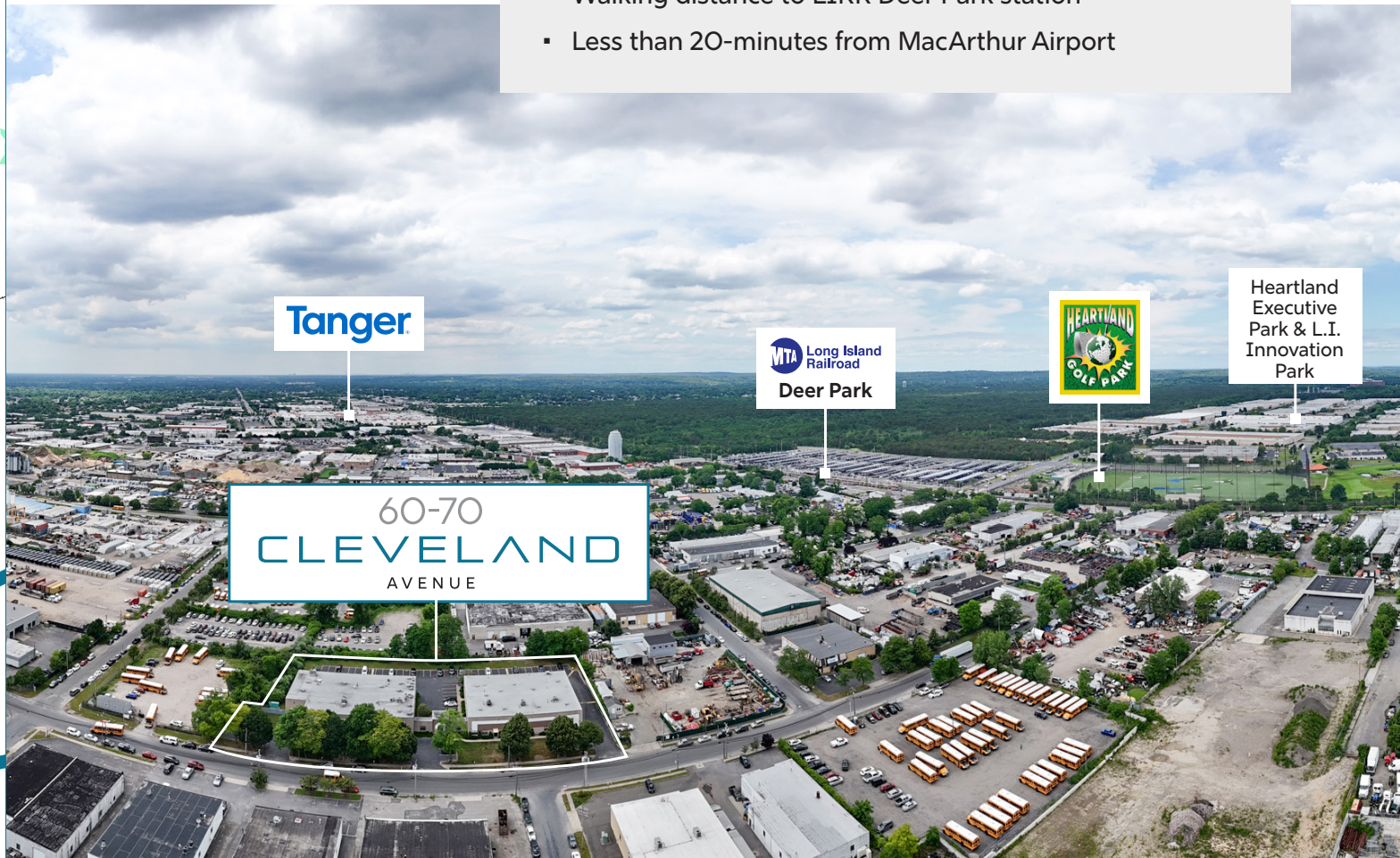
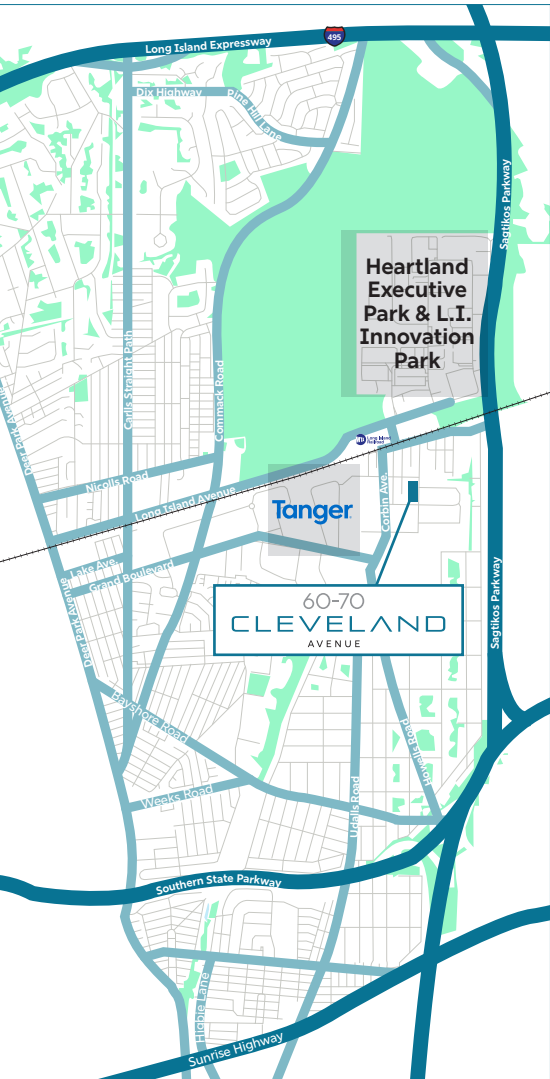
Disclaimer: Floor plans are not to scale and for illustrative purposes only

# ADDT'L PHOTOS



# LOCATION OVERVIEW

- Located in the Bay Shore/Edgewood industrial hub, neighboring Heartland Executive Park and Long Island Innovation Park at Hauppauge
- Less than ½ mile from the Sagtikos Parkway with easy access to Long Island's major highways including the Long Island Expressway and the Northern State Parkway
- Walking distance to LIRR Deer Park station
- Less than 20-minutes from MacArthur Airport





# SURROUNDING AREA



For more information, please contact:

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