

FOR SALE: 305 ORINOCO DRIVE, BAY SHORE, NY

Industrial Owner-User Opportunity:
 $\pm 3,600$ SF Industrial on $\pm 38,768$ SF Lot + Outdoor Storage
Delivered Vacant at Closing



305 Orinoco Drive Bay Shore, NY

Asking Price: \$2,200,000

Asking Price: \$1,950,000



Executive Summary

Cushman & Wakefield is pleased to exclusively present for sale **305 Orinoco Drive, Bay Shore**. The subject asset is a industrial end-user opportunity situated on a ±0.89-acre site in the Town of Islip. The offering includes a ±3,600 SF warehouse/flex building and four contiguous parcels of fully-fenced land currently utilized as outdoor storage. **The property will be delivered vacant at closing.**

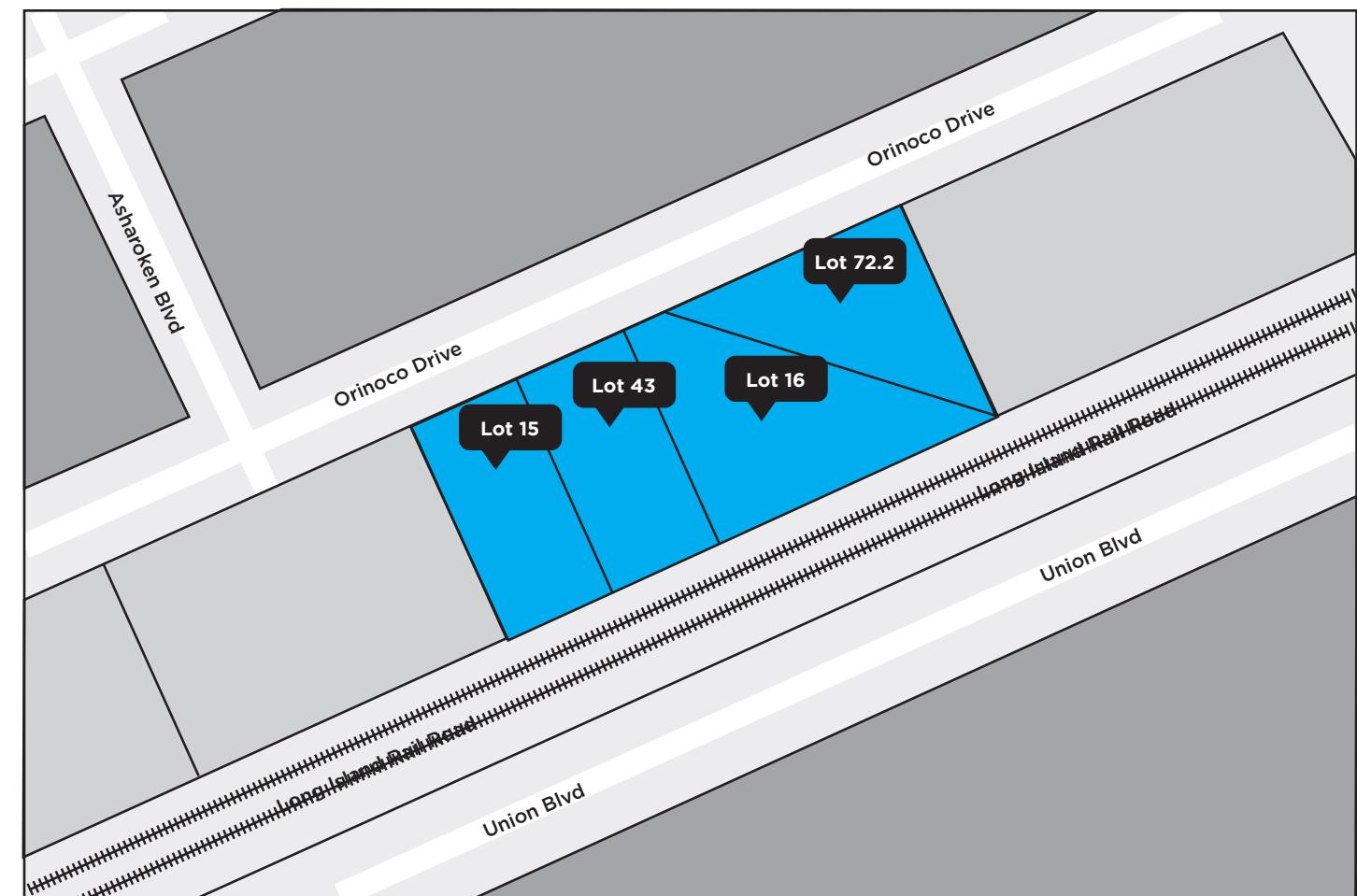
Strategically located in the Brightwaters section of Bay Shore, the site offers immediate access to Sunrise Highway, the Robert Moses Causeway, and the Bay Shore LIRR Station. Its proximity to local infrastructure, transportation, and workforce housing makes it well-positioned for contractors, trades, distributors, or industrial users requiring yard space, storage, and functional warehouse capabilities in a central location.

For more information, please contact the exclusive brokers.

Project Overview

- **Address:** 305 Orinoco Drive, Bay Shore, NY 11706
- **Section / Block / Lots:** 417 / 1 / 15, 43, 16 And 5 / 2 / 72.2
- **Municipality:** Town Of Islip
- **Building Size:** ±3,604 SF (1,974 SF Warehouse, 630 SF Office, 1,000 SF Enclosed Storage)
- **Lot Size:** ±38,768 SF (0.89 Acres Across 4 Lots)
- **Zoning:** Industrial 1 (I-1)
- **Year Built:** 1946
- **Stories:** 1
- **Parking:** 7 Spaces + Yard
- **Real Estate Taxes:** \$22,656 - \$6.29 / SF

Tax Map



Property Overhead



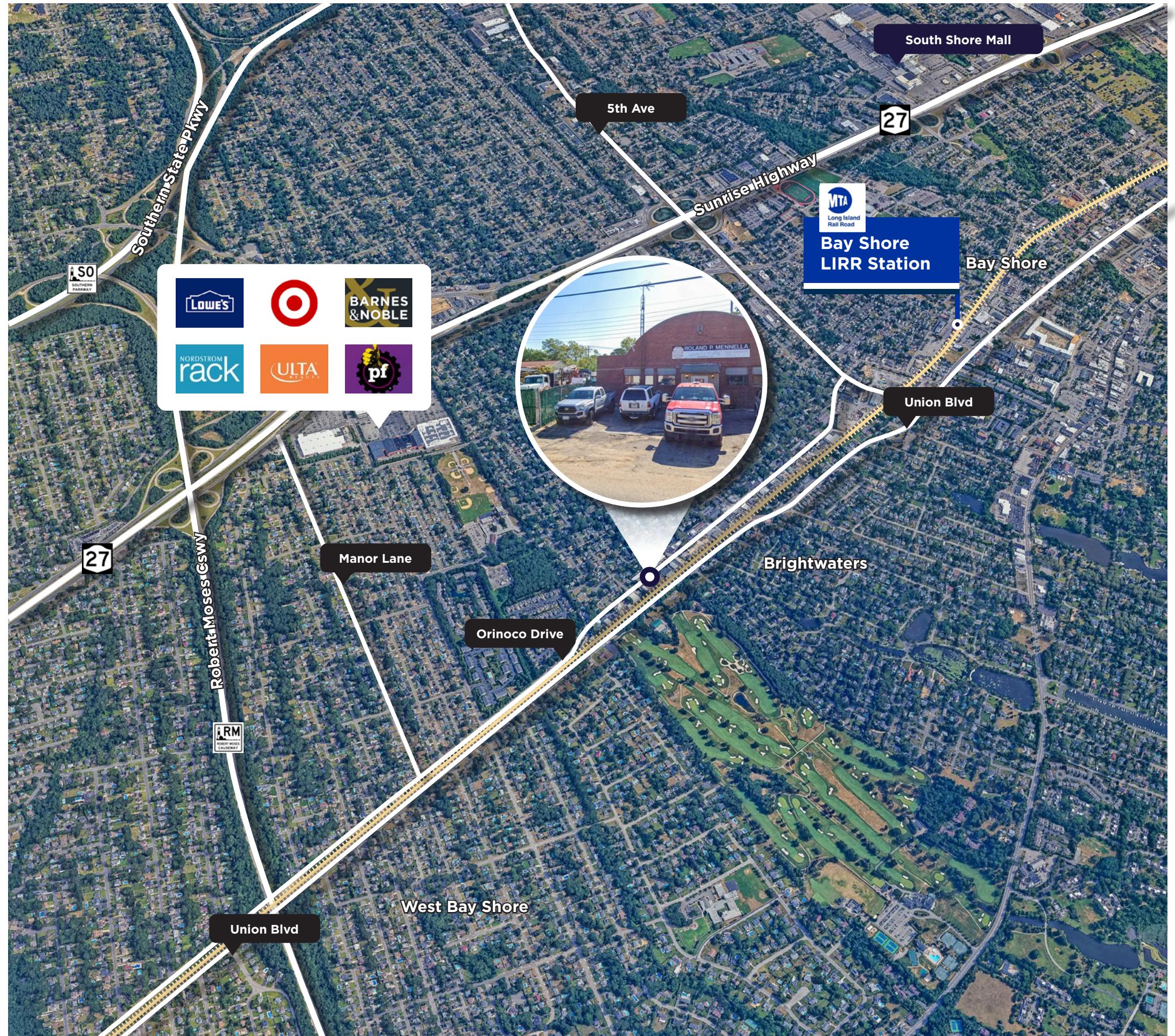
Location Overview

Brightwaters-Bay Shore, NY

Situated on the South Shore of Long Island, the Brightwaters-Bay Shore area offers a compelling combination of accessibility, industrial functionality, and village-adjacent charm. Located just over one mile from the Bay Shore LIRR Station, the subject property is positioned minutes from Sunrise Highway and the Robert Moses Causeway, offering direct access to Long Island's east-west transit spine and southern shorelines.

The surrounding area supports a strong mix of industrial, service, and distribution users who benefit from flexible zoning, reliable utilities, and a skilled local labor pool. Demand for functional yard space and end-user buildings remains high in this submarket, driven by constrained supply and regional population growth. With proximity to both residential and commercial corridors, the property offers an ideal base of operations for contractors, trades, fleet-based businesses, and service operators requiring outdoor storage.

The offering at 305 Orinoco Drive provides rare access to nearly an acre of industrial land in one of Suffolk County's most active trade corridors—positioned to serve both westbound routes into Nassau and Queens and eastbound infrastructure extending toward central Long Island. This location supports a wide variety of industrial uses including trade services, fleet parking, storage, or local distribution.



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*Outdoor Storage***

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FOR MORE INFORMATION, PLEASE CONTACT:

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**CUSHMAN &
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LONG ISLAND
INVESTMENT SALES TEAM

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