

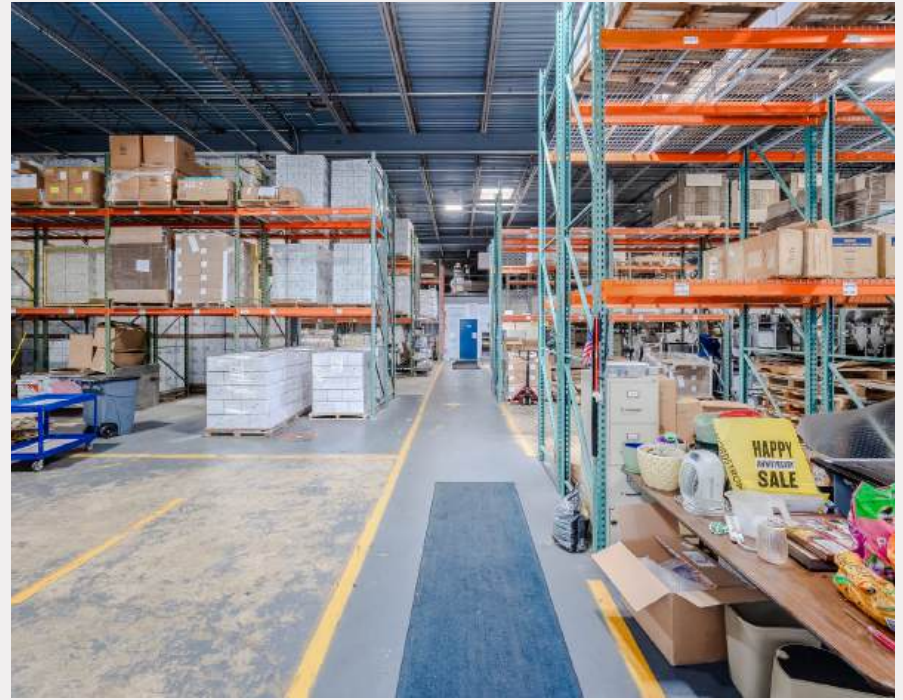


60-70
CLEVELAND
AVENUE

BAY SHORE • NEW YORK

AVISON
YOUNG

SINGLE-STORY INDUSTRIAL WAREHOUSE



PROPERTY DETAILS

Building Size
41,419 SF

Plot Size
2.09 acres

Possession
Immediate

Sale Price
Upon Request



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

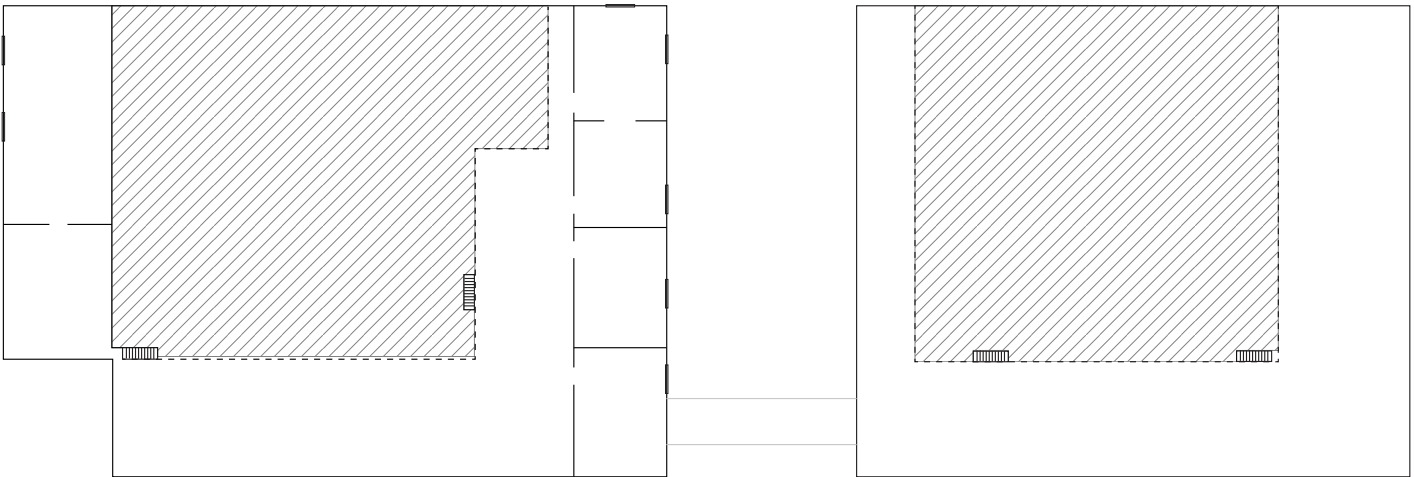
FLOOR PLANS

Ground Floor



Cleveland Avenue

Mezzanine Level



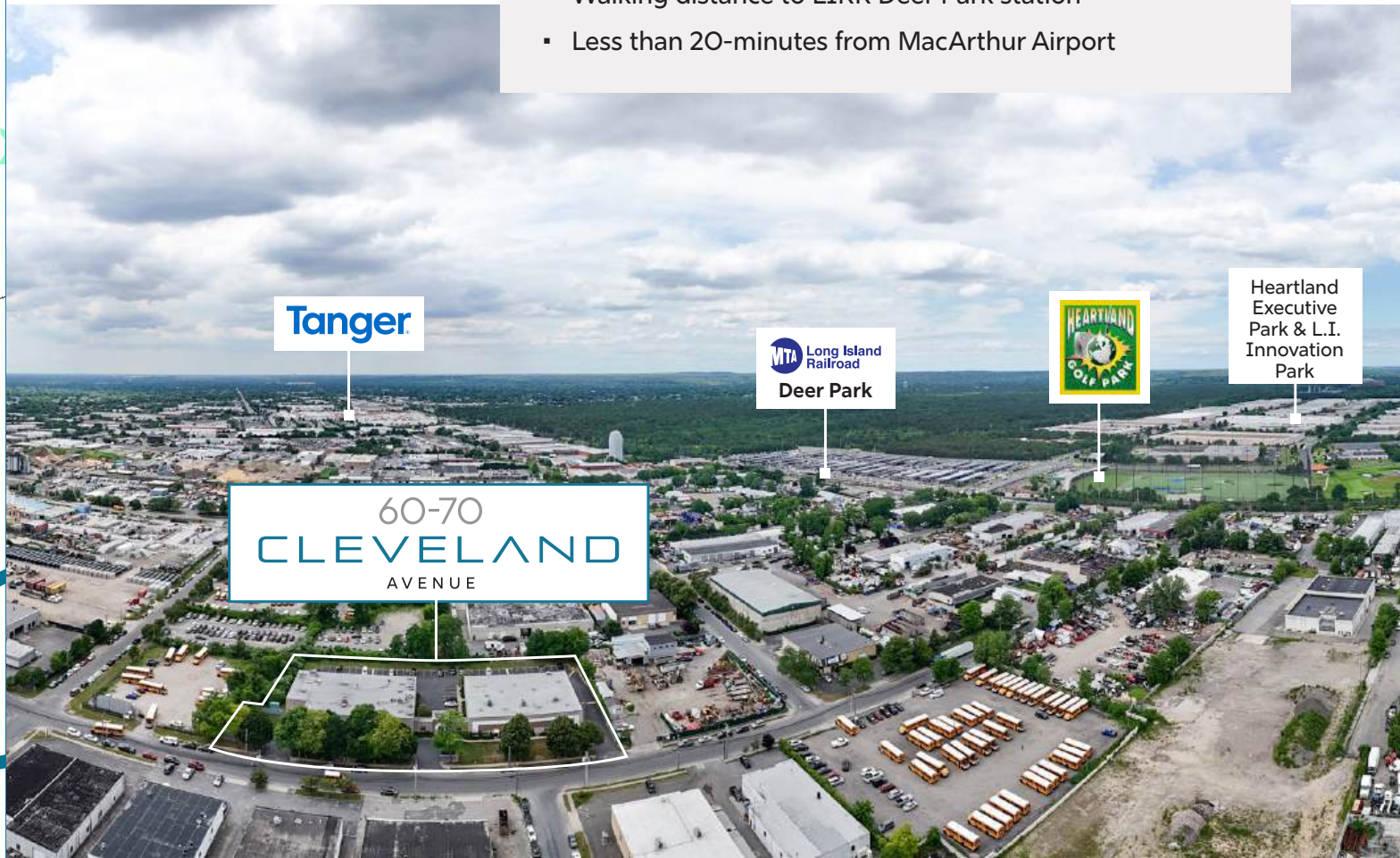
Disclaimer: Floor plans are not to scale and for illustrative purposes only

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:

Reid J. Berch
Principal

D. 516 962 5393 | M. 516 695 0299
reid.berch@avisonyoung.com

Joseph A. Lagano II,
Principal

D. 516 962 5392 | M. 516 993 9799
joseph.lagano@avisonyoung.com

© 2024, Avison Young. The information contained in this offering memorandum, contains selected information pertaining to the property detailed herein, and based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire, and each potential purchaser is encouraged to verify the information contained herein. The offering memorandum is not a substitute for buyer's thorough due diligence investigation. Any verification or analysis or information contained herein are solely the responsibility of the recipient. Avison Young and the offeror makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein. Avison Young and its client expressly disclaim any responsibility for any incompleteness or inaccuracies herein.

This offering memorandum is the property of Avison Young and its client, which may be used only by parties approved by Avison Young or the offeror. The specified property is privately offered and, by accepting this offering memorandum, the party in possession hereof agrees (i) that this offering memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence, and (ii) to return these materials to Avison Young, or destroy, at such party's election immediately upon request. No portion of this offering memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Avison Young.

60-70 CLEVELAND AVENUE

BAY SHORE • NEW YORK

**AVISON
YOUNG**