



Exclusive For Lease

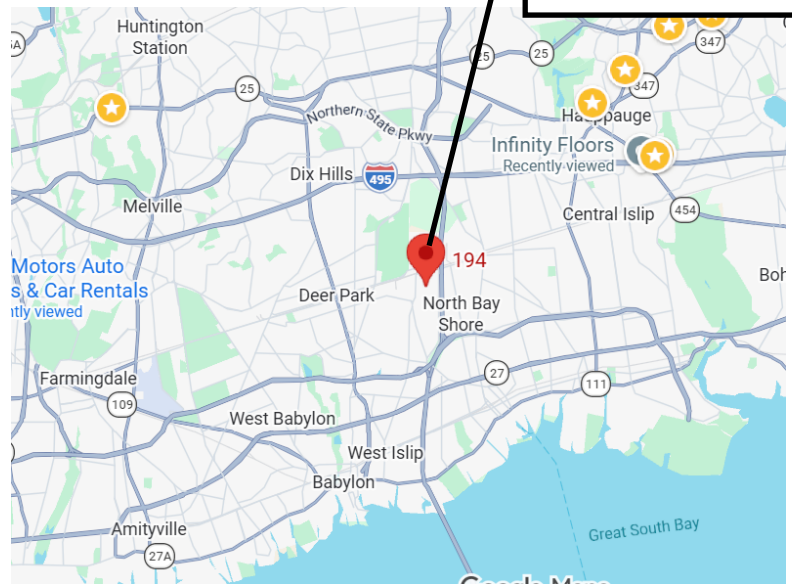
Available For Lease @ \$18 psf
\$4,500 /month

**194 - 204 N. Fehr Way
Bay Shore, NY 11706
3,000 Sq. Ft.**



**194 N Fehr Way
Bay Shore, NY**

- Available space:** 3,000 SF +/- (Unit D)
- Warehouse/Office:** 80%/20%
- Ceiling Ht.:** 16 ft.
- Loading:** 1 Drive-In (10' x12')
- Utility:** Oil, 200amp
- Parking:** 6 spaces
- Available:** June 1, 2026
- Lease Rate:** \$18.00 psf



Property Features:

- perfect for wide range of light industrial, manufacturing or warehouse distribution.

[194-204 N Fehr Way Bay Shore, NY 11706](#)
(click for google map)



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SALES ❖ TENANT REPRESENTATION ❖ LEASING

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