

OFFERING MEMORANDUM

2215 Union Boulevard, Bay Shore, NY 11706
76,500 SF Industrial Property

FOR SALE



ia

Island Associates Real Estate, Inc.

www.islandassociates.com

EXECUTIVE SUMMARY

2215 Union Boulevard, Bay Shore, NY 11706
76,500 SF Industrial Property

Sale Price: \$14,000,000

2215 Union Blvd., Bay Shore | Parcel 0500-368-00-03-00-049-000

Building Size:	76,500 SF	Lot Size:	4.60 Acres
Ceiling Height:	13' to steel / 15' to roof deck	Heat:	Gas - 2" Service
# of Drive Ins:	2 tot./10' w x 12' h	Electric:	1600 Amp Service
Docks:	8 ext.	Parking:	+/- 30 Vehicles
Zoning:	IN1	Taxes:	\$197,816.32

Freestanding Industrial Property strategically situated on Union Blvd. in Bay Shore.

8 Docks, 2 Drive-Ins: 10w x 12'h,
13' to Steel / 15' to Roof Deck Ceiling
25' x 31' Column Spacing
Fully Sprinklered
Partial New Roof

+/- 1 Mile to Sunrise Highway
+/- 6.5 Miles to LIE
.45 Miles from Northwell South Shore
4.6 Miles from Good Samaritan Hospital

Exclusively represented by:

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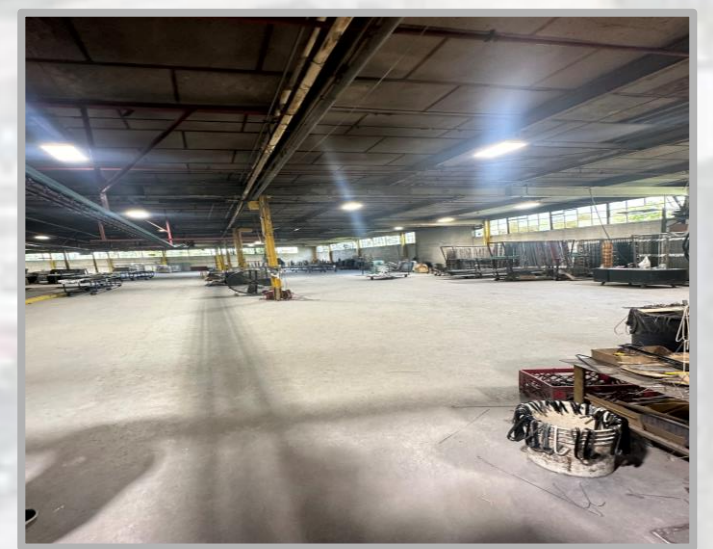
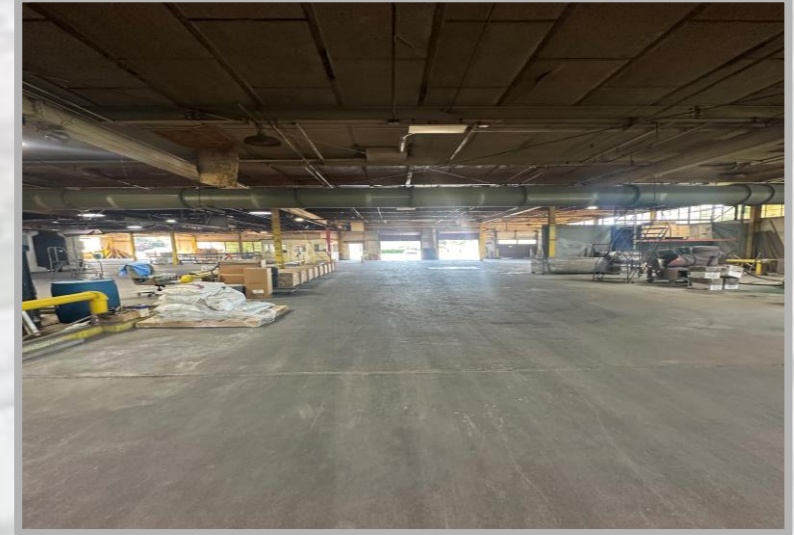
PROPERTY PHOTOS

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AERIAL MAP VIEW

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