

25 Degnon Blvd

Bay Shore NY 11706



FOR LEASE

∴ TRIPPOINT
REAL ESTATE

PROPERTY SUMMARY

Total Building Size:	± 5,000 SF
Acre Lot:	± 0.5
Drive Ins:	2
Docks:	1
Zoning:	IND1
Lease Price:	Inquire

ADDITIONAL DETAILS

Park Spaces:	± 10
Town:	Islip
County:	Suffolk
Market:	Long Island (New York)

Disclaimer: This analysis is a Broker Price Opinion (BPO) and is provided solely for informational purposes. It does not constitute an appraisal or guarantee of value. All financial estimates, assumptions, and projections are based on publicly available data and information provided by third parties deemed reliable, but not guaranteed. Prospective investors are strongly advised to conduct their own due diligence. Broker shall not be held liable for any inaccuracies or decisions made based on this analysis.



TRIPOINT
REAL ESTATE

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- ARIEL VIEW



PHOTOS



PHOTOS



PHOTOS



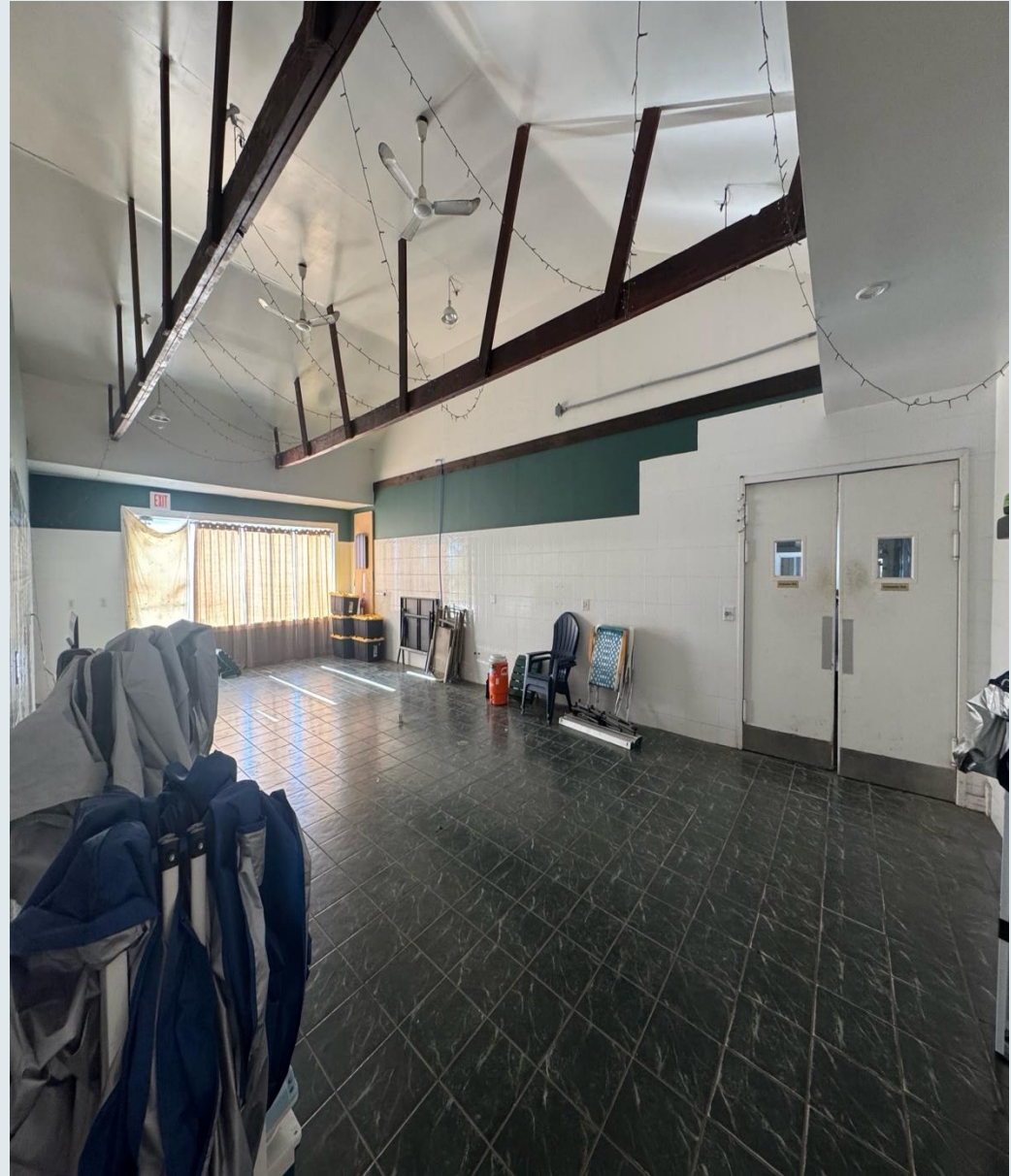
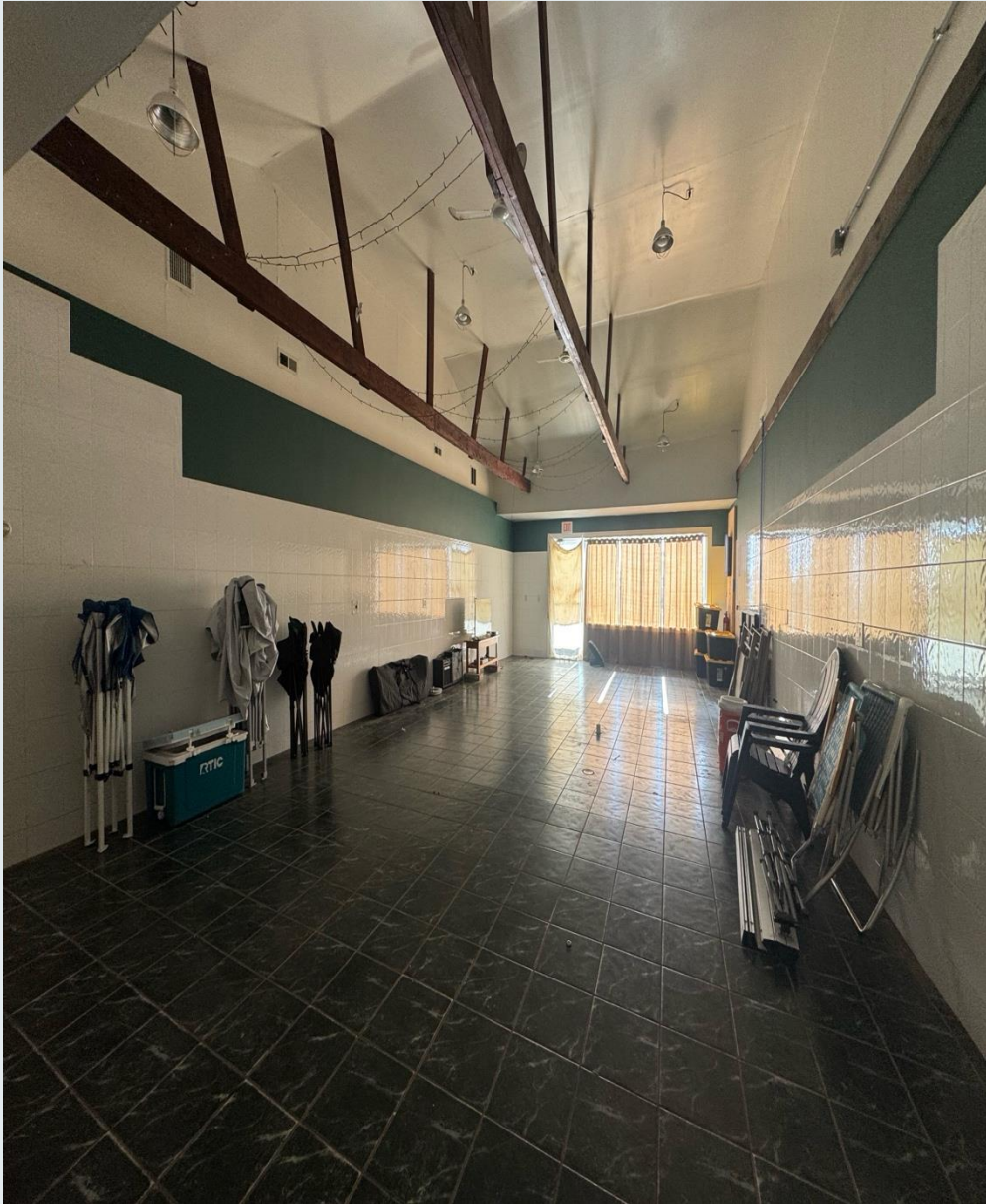
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Tripoint Real Estate is a full-service commercial brokerage committed to delivering exceptional outcomes for property owners, investors, and developers. Our team combines deep market intelligence with strategic foresight to position assets for maximum value in the NYC Metro and Long Island markets.

We provide comprehensive advisory at every stage – from asset evaluation and market positioning to targeted outreach, negotiation, and closing – ensuring our clients' goals are met with precision, efficiency, and discretion.