

# 655 Orinoco Dr.

Bay Shore, NEW YORK

FOR SALE | 2,000 SF Freestanding Industrial Building on 0.40 Acres

 **PREMIER**  
COMMERCIAL REAL ESTATE

"Complex Issues – Simple Solutions"



**FOR SALE**  
**2,000 SF INDUSTRIAL BUILDING**  
**OVERSIZED 0.40 ACRE LOT**

**FOR INFORMATION CONTACT EXCLUSIVE BROKERS:**

JB (Jeff) Schwartzberg, Managing Principal | [jbs@pcrellc.com](mailto:jbs@pcrellc.com) | 516-857-8013

Jason Miller, Managing Principal | [jmiller@pcrellc.com](mailto:jmiller@pcrellc.com) | 516-413-1690

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**PREMIER COMMERCIAL RE LLC**  
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## SPECIFICATIONS:

Building Size:	+/- 2,000 SF
Lot Size:	+/- 0.40 Acres
Office:	+/- 20%
Ceiling Height:	16' Clear
Loading:	1 Overhead Door
Heat:	Gas
Parking:	Large Oversized Lot
Power:	Ample
Taxes:	\$25,163.98/Year

**SALE PRICE: \$1,100,000**

- o Large side yard
- o 8 Miles from LIE Exit 53
- o 2 miles from Sunrise Hwy

**AERIAL**



**RENDERING**



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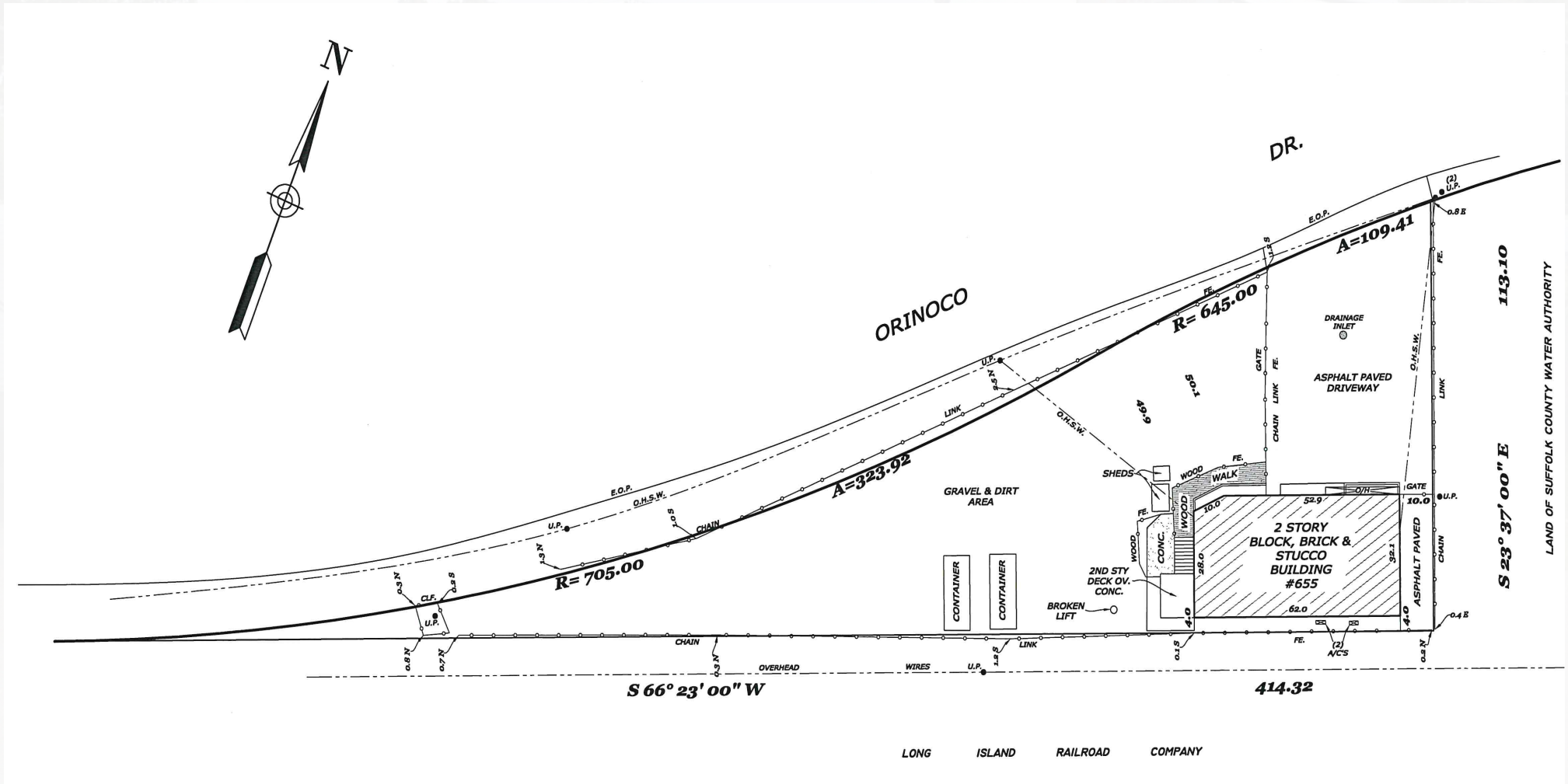
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## Survey:



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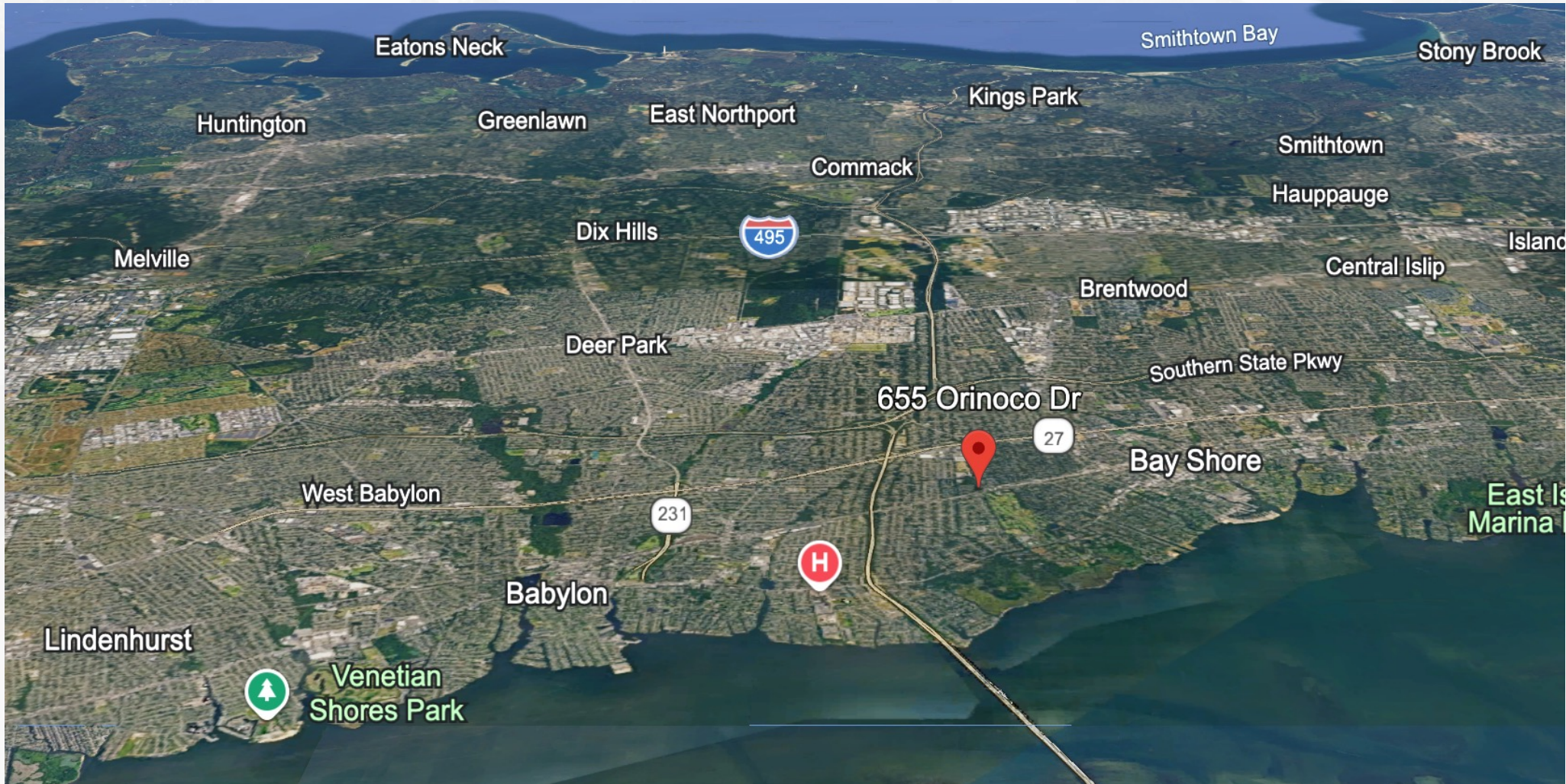
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## Map:



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