

For Lease | Industrial  
501-511 Sheffield Avenue, West Babylon NY

**New Divisions**



Building Size: 12,600 sf ±  
Offices: 1,000 sf ±  
Ceiling Height: 12'±  
Drive-Ins: 2  
Heat: Gas  
Power: 1,000 amps  
Bathrooms: 4  
Available: March 1, 2026

Lease Price: \$16.00 psf gross

#### **DIVISIONS AVAILABLE**

**Unit 501:** 5,200 SF / 300 SF Office /  
1 Drive-In / 200 amps / 2 Bathrooms /  
Available March 1, 2026

**Unit 511:** 7,400 SF / 700 SF Office /  
1 Drive-In / 800 amps / 2 Bathrooms /  
Available Immediately

- Additional Land Not Included
- Cannabis Not Permitted
- Occupancy Arranged
- Located On A Dead-End Street

**METRO**  
REALTY SERVICES LLC

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#### **Exclusive Agent:**

Nicholas Romano

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Managing Partner

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