

41,419 Sq. ft. Industrial/R&D Facility

Available For Lease

Divisions Possible: 21,696 Sq. ft. OR 19,723 Sq. ft.



60 - 70 Cleveland Ave, Bay Shore



Total Specifications:

Available Space:	41,419 Sq. ft.
Lot Size:	2.09 Acres
Office/R&D:	14,952 Sq. ft.
(Dropped Ceiling)	
Warehouse:	26,467 Sq. ft.
(Full Height)	12,211 Sq. ft. @ 19.5'
(Mezzanine Height)	14,256 Sq. ft. @ 8.0'
Loading:	1 Loading Dock 2 Drive-in Doors
Power:	800 Amps @208 (Two 400-Amp Services)
A/C:	Offices
Heat:	Gas
Sprinklers:	Full
Parking:	70
Zoning:	Ind1
Township:	Islip

Pricing and Timing:

Lease Price:	\$12.75/Sq. ft. Gross
Occupancy:	Immediate

Features:

- Well-maintained facility with fenced-in yard suitable to a broad range of users
- Entryway connects both sections of the building
- Heavy duty floor load mezzanine
- Less than 0.5 miles from the Deer Park LIRR

60 Cleveland Ave: **19,723 Sq. ft. Division**

- 7,223 Sq. ft. Office/R&D
- 12,500 Sq. ft. Warehouse
 - 5,625 Sq. ft. @ 19.5'
 - 6,875 Sq. ft. @ 8.0'
- No Dock & 1 Drive-in
- 400 Amps @120/208v

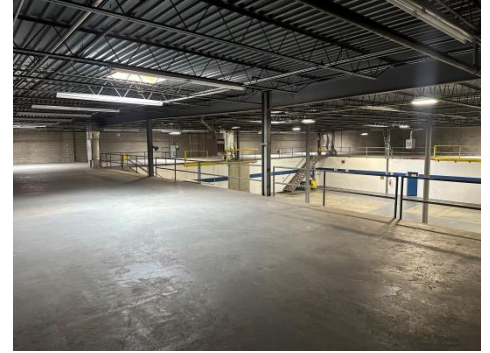
70 Cleveland Ave: **21,723 Sq. ft. Division**

- 7,729 Sq. ft. Office/R&D
- 13,967 Sq. ft. Warehouse
 - 6,586 Sq. ft. @ 19.5'
 - 7,381 Sq. ft. @ 8.0'
- 1 Dock & 1 Drive-in
- 400 Amps @120/208v

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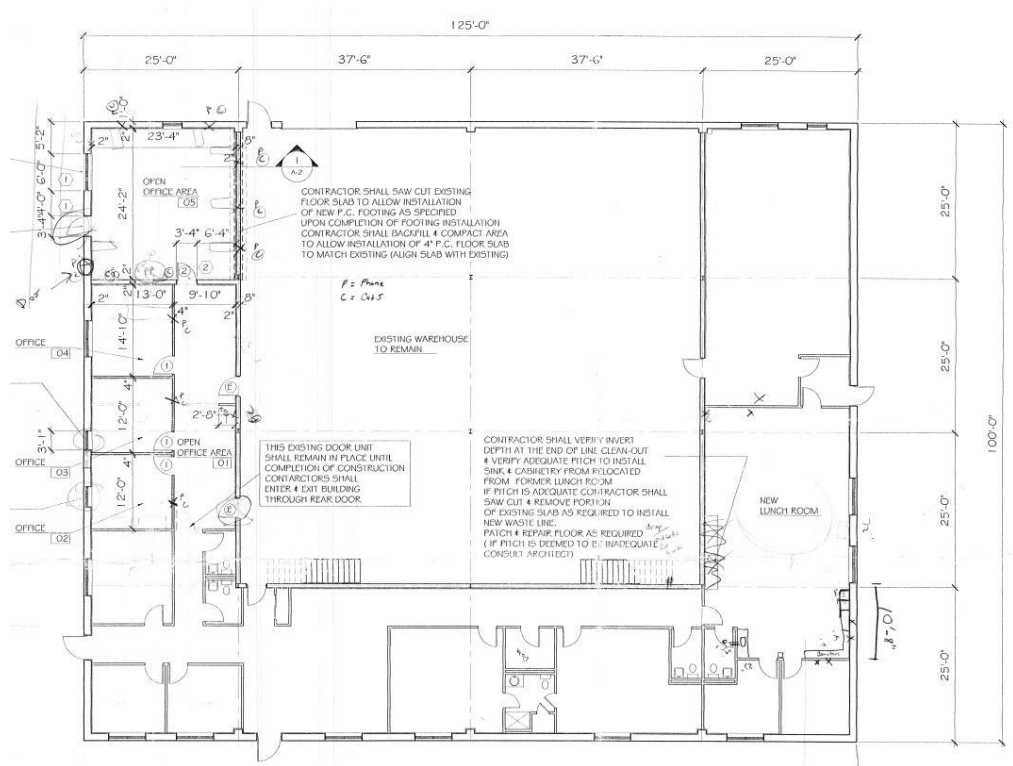
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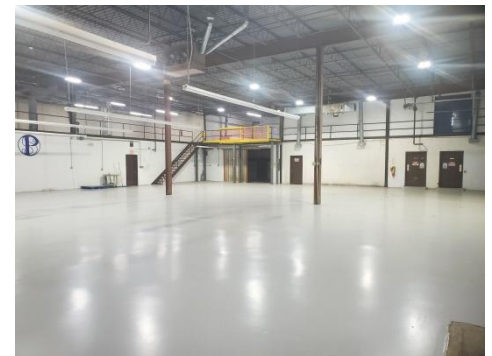
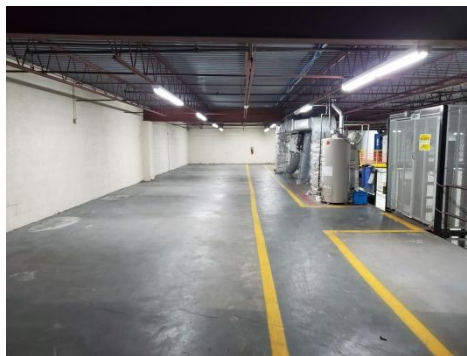


Specifications & Features:

19,723 Sq. ft.

- 7,223 Sq. ft. Office/R&D Space
- 12,500 Sq. ft. Warehouse Space
 - 5,625 Sq. ft. @19.5' *(Full Height)*
 - 6,875 Sq. ft. @8.0' *(Heavy Duty Mezzanine)*
- 1 Drive-in Door
- 400 Amps @120/208v
- Gas Heat
- Fully Sprinklered
- Full Air Conditioned
- 1 Lift and 1 Fork lift to Mezzanine Area
- 35 Parking Spaces

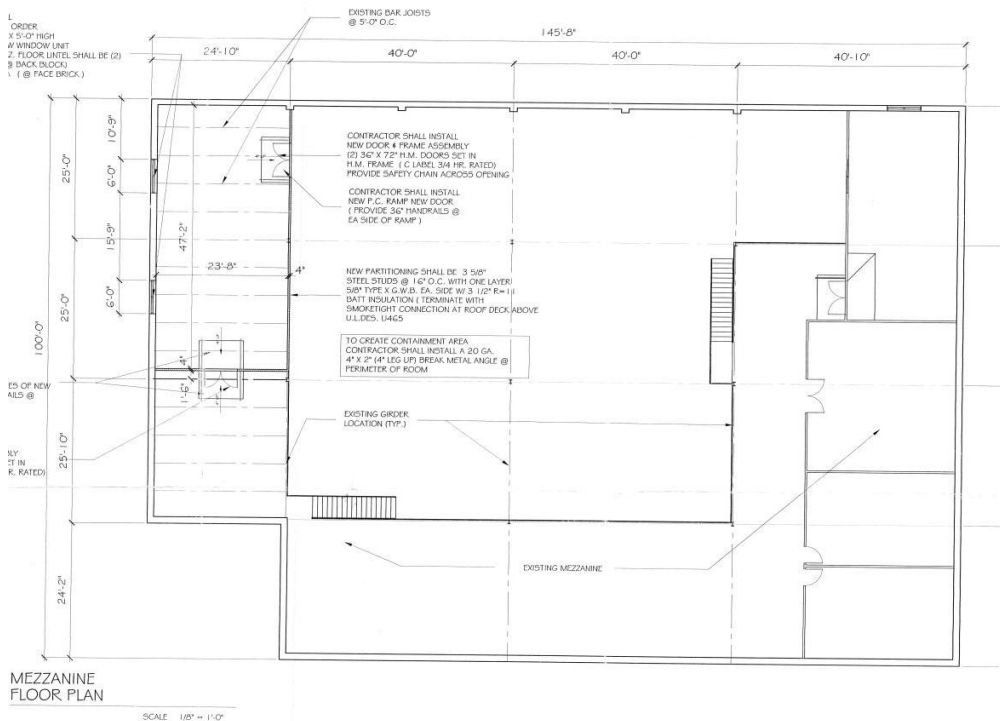




Specifications & Features:

21,723 Sq. ft.

- 7,729 Sq. ft. Office/R&D Space
- 13,967 Sq. ft. Warehouse Space
 - 6,586 Sq. ft. @19.5'
(Full Height)
 - 7,381 Sq. ft. @8.0'
(Heavy Duty Mezzanine)
- 1 Loading Dock
- 1 Drive-in Door
- 400 Amps @120/208v
- Gas Heat
- Fully Sprinklered
- Full Air Conditioned
- 1 Fork lift to Mezzanine Area
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Ground Floor



Mezzanine Level

