

OFFERING MEMORANDUM

9-13 Pine Aire Drive | Bay Shore, New York 11706



Commercial

10,000 SF BUILDING FOR SALE



EXECUTIVE SUMMARY

9-13 Pine Aire Drive | Bay Shore, New York 11706

Building Size:	10,000 SF	Lot Size:	0.65 Acres
Occupancy:	Can be delivered Fully Vacant	Zoning:	IND 1
Asking Price:	\$3,000,000	Property Tax	\$34,883.89

Property Overview

Discover an exceptional industrial property in 9-13 Pine Aire Drive, Bay Shore, New York 11706. This versatile property offers 10,000 SF of industrial space on a generous 0.65-acre lot, all in a prime IND 1 zoning location. With the flexibility to be delivered fully vacant, this property presents a rare owner-user opportunity. Conveniently situated in Bay Shore, NY, the building features three drive-ins, ample parking, and a partially HVAC equipped interior with 12'6 ceiling heights.

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

PROPERTY DETAILS

9-13 Pine Aire Drive | Bay Shore, New York 11706

Sale Price

\$3,000,000

Location Information

Street Address	9-13 Pine Aire Drive
City, State, Zip	Bay Shore, NY 11706
County	Suffolk
Township	Islip

Building Information

Building Size	10,000 SF
HVAC	Partially
Heating	Oil
Loading	Three (3) Drive Ins
Power	200 Amps
Ceiling Heights	12'6 Clear
Sprinklers	None

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	IND 1
Lot Size	0.65 Acres
Sanitary	Septic
Parking	Ample
Curb Cuts	One (1)

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ONLY ONLY



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ADDITIONAL PHOTOS

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Exclusively represented by:

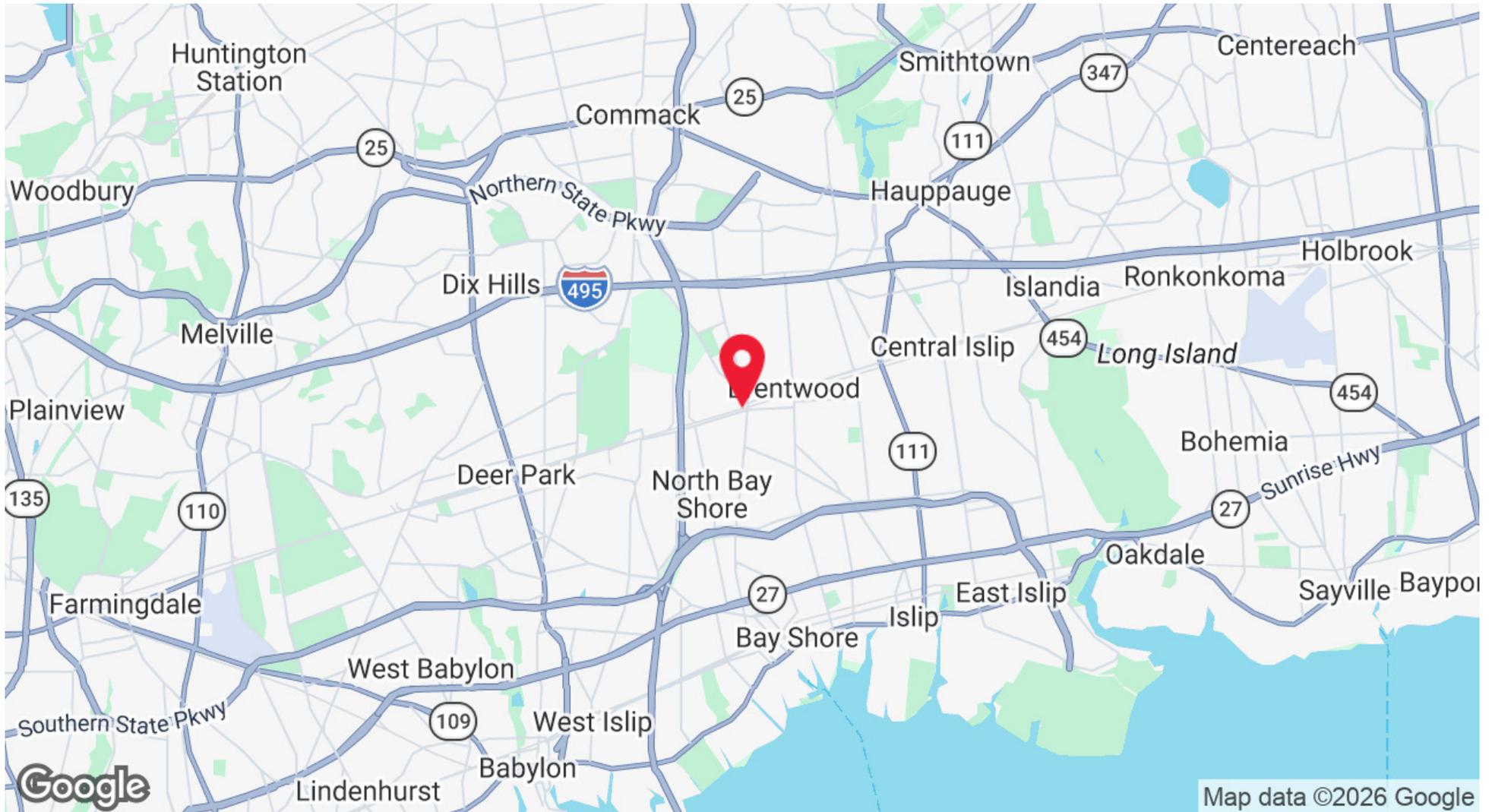
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REGIONAL MAP

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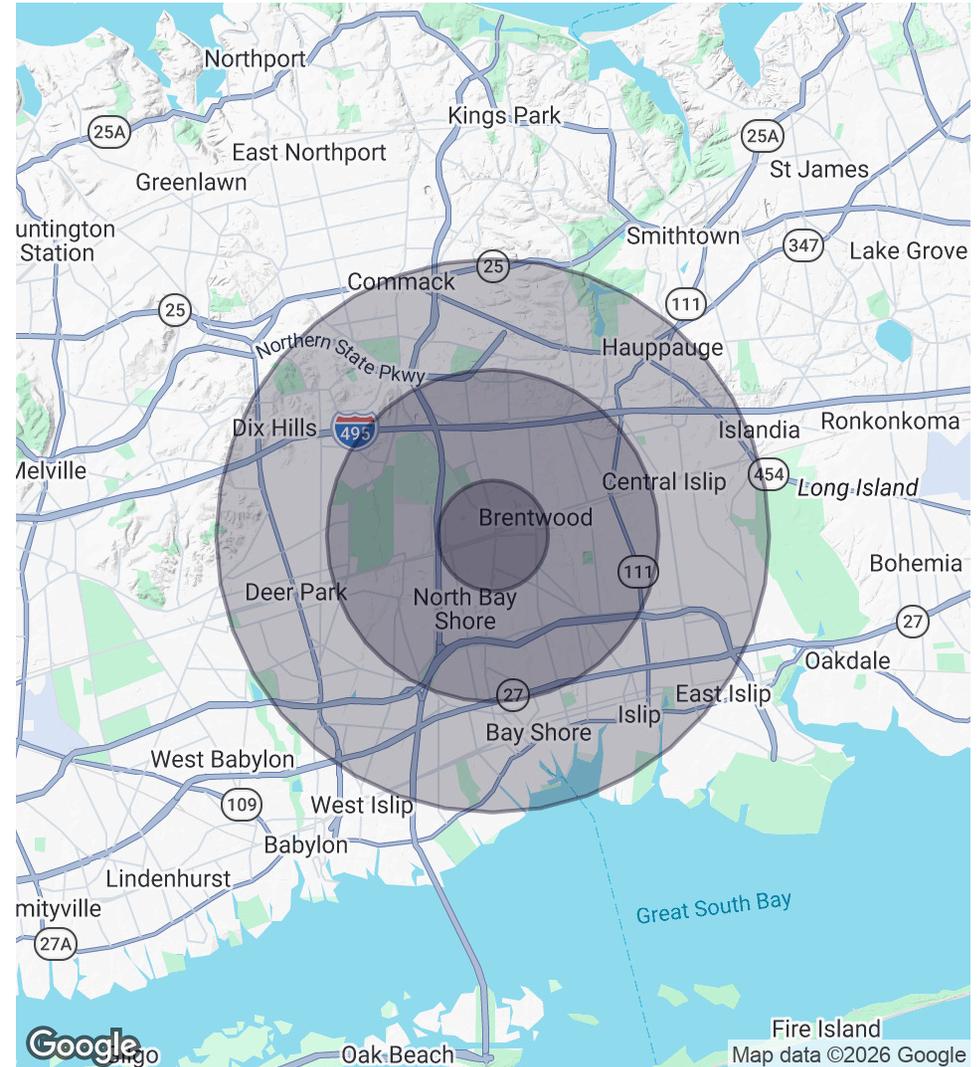
DEMOGRAPHICS MAP & REPORT

9-13 Pine Aire Drive | Bay Shore, New York 11706

Population	1 Mile	3 Miles	5 Miles
Total Population	20,271	129,812	283,509
Average Age	35	37	40
Average Age (Male)	35	37	39
Average Age (Female)	36	38	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,320	31,707	82,663
# of Persons per HH	4.7	4.1	3.4
Average HH Income	\$150,749	\$153,440	\$162,594
Average House Value	\$539,642	\$502,661	\$558,122

Demographics data derived from AlphaMap



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We Are Commercial Real Estate

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