

A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM LEASING OPPORTUNITY

55 PARADISE LANE

BAY SHORE, NEW YORK

172,622 SF WAREHOUSE | AVAILABLE IMMEDIATELY | DIVISIONS AVAILABLE



CUSHMAN &
WAKEFIELD

ROCKEFELLER
GROUP

PROPERTY DESCRIPTION



BUILDING SF
172,622 SF (Divisible)



COLUMN SPACING
47'6" X 54'



POWER
2,500 Amps



OFFICE
3,500 SF



LOADING
40 Dock-high
2 Drive-in



CLEAR HEIGHT
36'



ACCESS
Ingress/Egress



ACREAGE
10.75 acres



ACCESS
Ingress/Egress



PARKING
270 Car Spaces



REAL ESTATE TAXES
\$0.81 PSF (IDA PILOT - Town Of Islip)



SPRINKLERS
ESFR

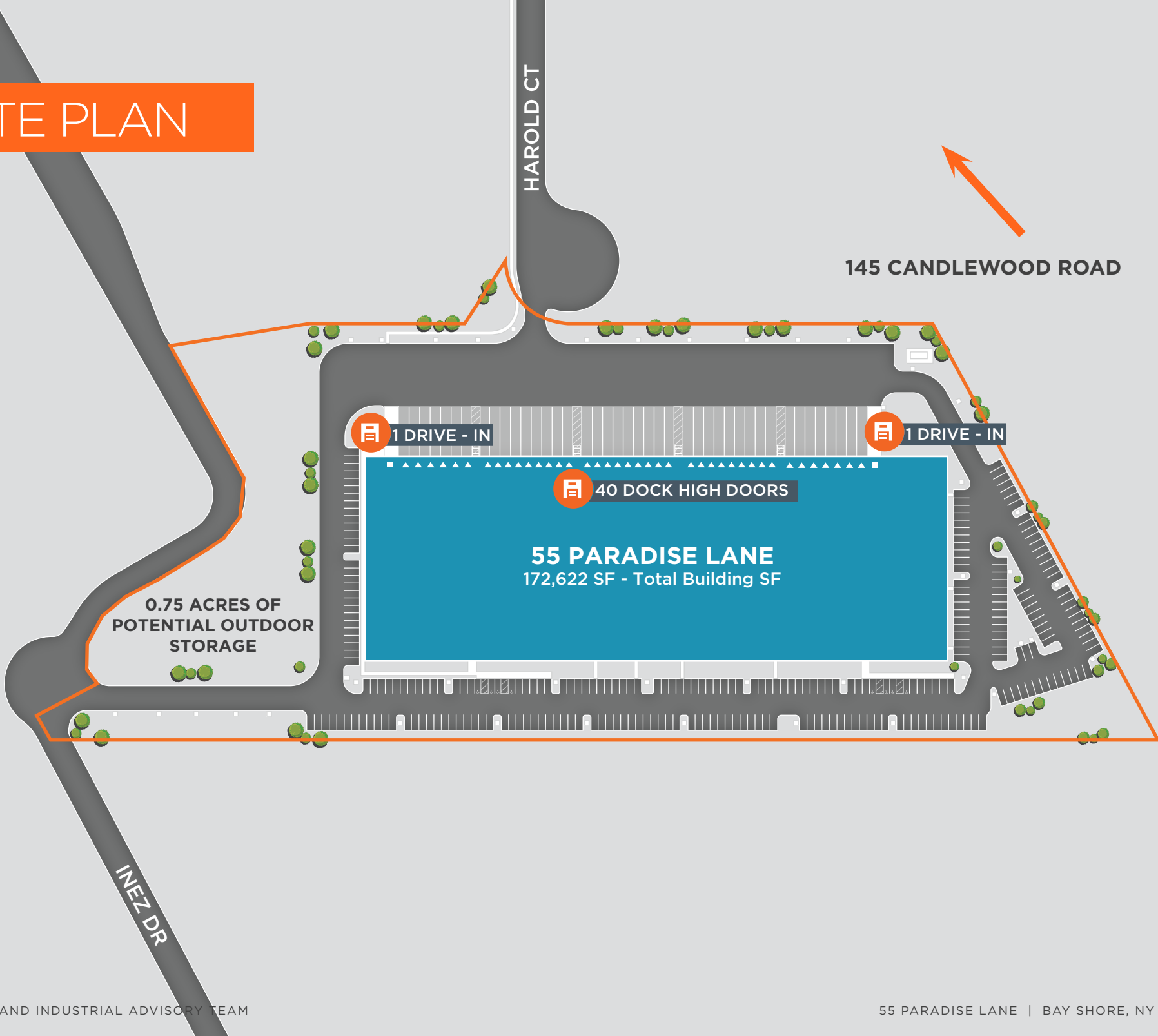


FOREIGN TRADE ZONE "FTZ" ENABLED
The federal government's long-standing Foreign Trade Zone Program provides many little-known import/export benefits for a wide range of business applications. By deferring, reducing, or eliminating customs duties, qualified companies can improve cash flow, lower inventory costs, and improve their bottom line through use of FTZs.



LIGHTING
LED

SITE PLAN



HAROLD CT

145 CANDLEWOOD ROAD

0.75 ACRES OF
POTENTIAL OUTDOOR
STORAGE

1 DRIVE - IN

1 DRIVE - IN

40 DOCK HIGH DOORS

55 PARADISE LANE
172,622 SF - Total Building SF

INEZ DR



POTENTIAL DIVISION PLAN #1

HAROLD CT

145 CANDLEWOOD ROAD



0.75 ACRES OF
POTENTIAL OUTDOOR
STORAGE

1 DRIVE - IN

28 DOCK HIGH DOORS

TENANT A
105,667 SF

1 DRIVE - IN

12 DOCK HIGH DOORS

TENANT B
66,955 SF

INEZ DR



POTENTIAL DIVISION PLAN #2



55 PARADISE LANE

ROCKEFELLER GROUP LOGISTICS PARK

55 PARADISE LANE

Bay Shore, New York

172,622 SF AVAILABLE

AVAILABLE IMMEDIATELY



145 CANDLEWOOD ROAD

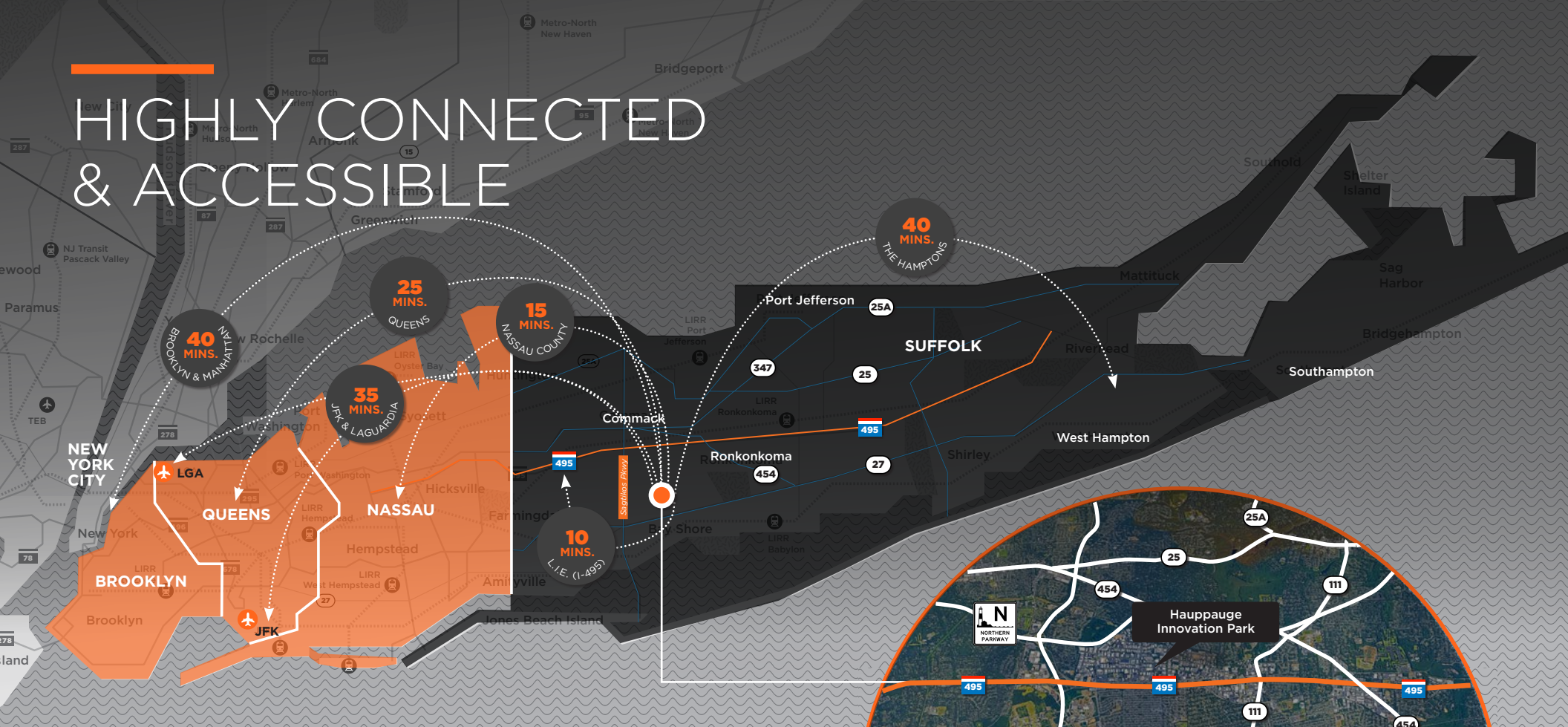
Bay Shore, New York

313,246 SF AVAILABLE

AVAILABLE Q1 2025

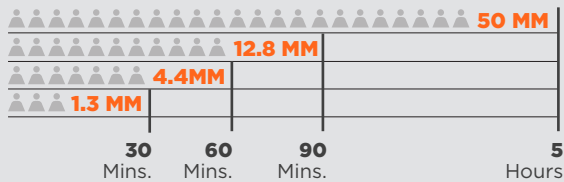


HIGHLY CONNECTED & ACCESSIBLE



55 Paradise Lane offers convenient access to highways and methods of freight distribution. The property sits within 1.8 miles from the Southern State Parkway, 3.6 miles from the Long Island Expressway/ Interstate 495, and 4.2 miles from the Northern State Parkway. For efficient freight distribution, reach the Long Island Rail Road's Deer Park Station in 1.5 miles, John F. Kennedy International Airport in 34.2 miles, LaGuardia Airport in 38.8 miles, and the Port Newark-Elizabeth Marine Terminal in 59.6 miles.

Drive Time Populations



High Income & Affluent Consumer Base

\$153,900

Average household income

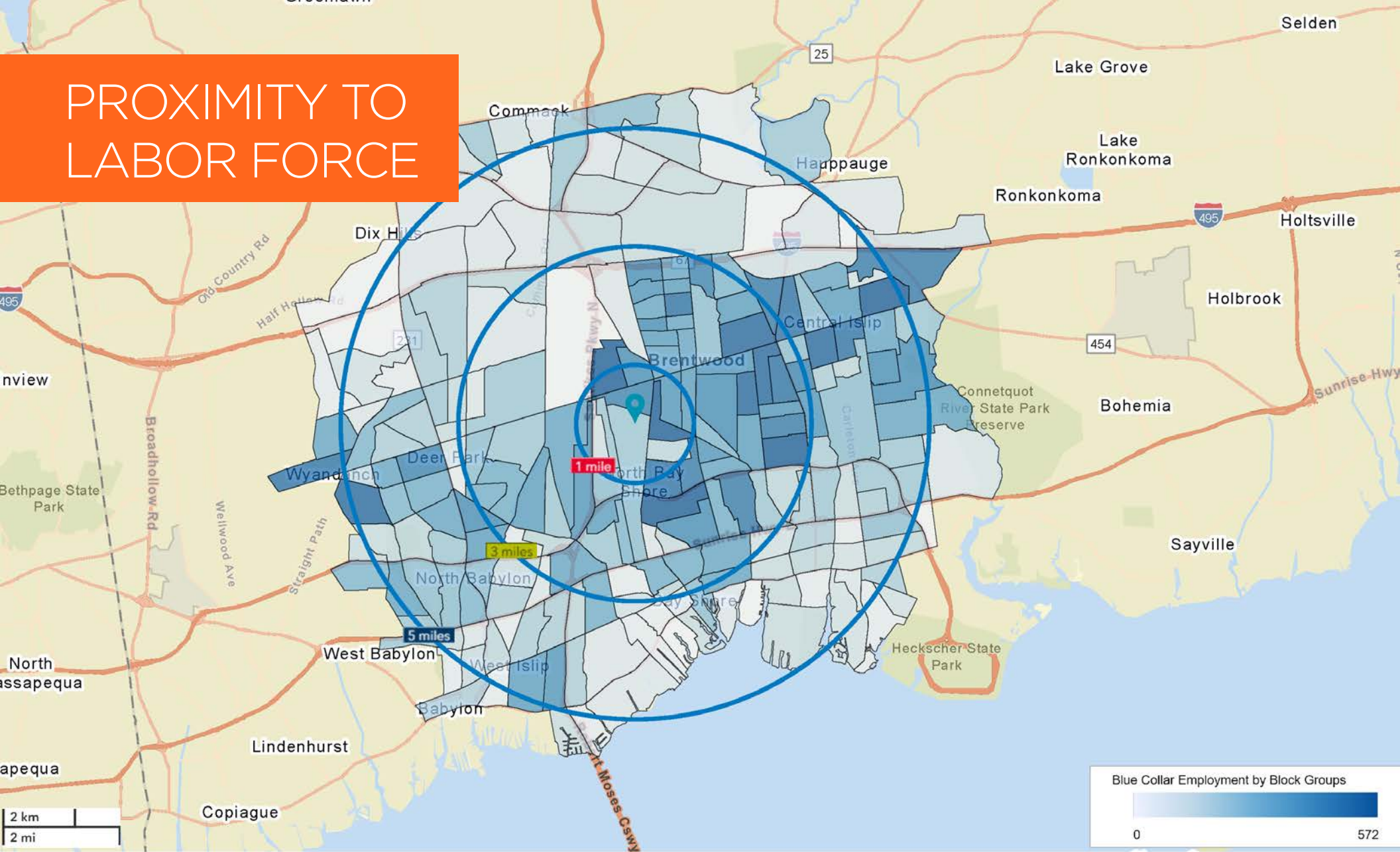
STRONG LABOR & EMPLOYEE MIX

64.3%

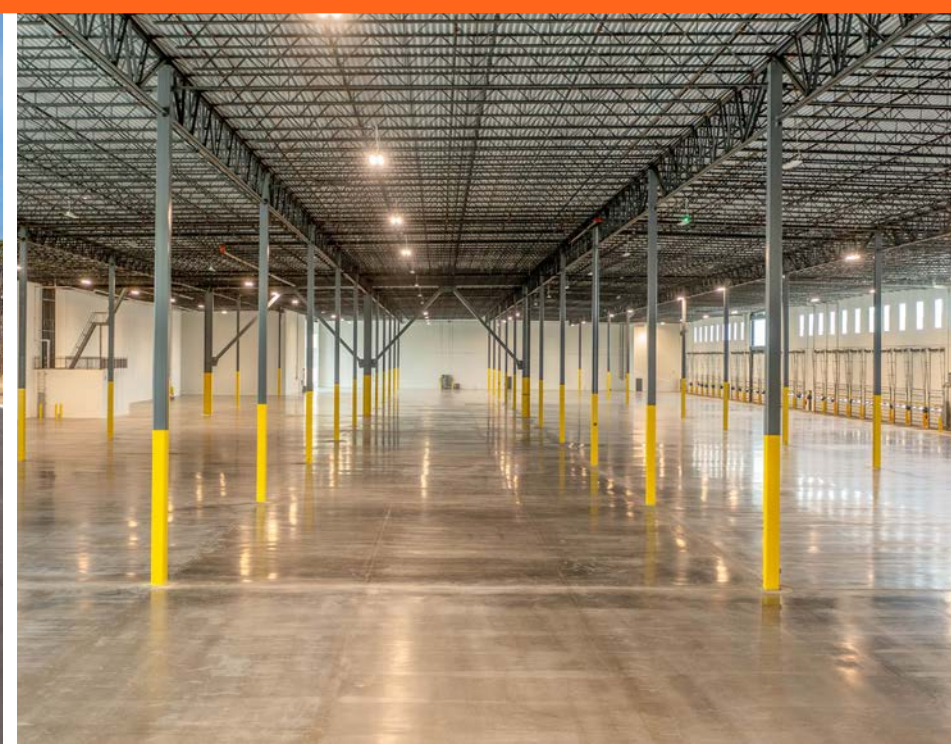
White Collar Employment



PROXIMITY TO LABOR FORCE



Impressive Walk To Work Labor Pool Within A 5 Mile Radius Of The Site





FOR MORE INFORMATION, CONTACT:

FRANK FRIZALONE, SIOR

+1 631 425 1242

Frank.Frizalone@cushwake.com

THOMAS DELUCA

+1 631 425 1237

Thomas.Deluca@cushwake.com

AUSTIN FITZPATRICK

+1 631 546 5865

Austin.Fitzpatrick@cushwake.com

NICHOLAS GALLIPOLI

+1 631 425 1217

NickG@cushwake.com

JOHN GIANNUZZI

+1 631 425 1228

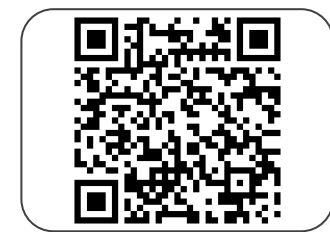
John.Giannuzzi@cushwake.com

DAVID FRATTAROLI

+1 516 859 6396

David.Frattaroli@cushwake.com

Website Code



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