

**195 S Denver Avenue, Bay Shore**  
**Available Immediately**

5.00 Acres including 11,000 SF Fleet Repair Facility Drive-In (4), Ceiling Height: 16', Office Space 1,500 SF.  
Asphalt Millings, Drainage, Lighting, Fencing and Landscaping, Security Cameras.

Possible to expand or add additional building.

Direct Access and Visibility to Route 27 Sunrise Highway.

Zoning: L2 Heavy Industrial - Town of Islip

Rent: \$18,000 per acre per month net. Real Estate Taxes: \$85,000



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