

# 19,723 Sq. ft. Industrial/R&D/Flex Space

Available For Lease



## 60 Cleveland Ave, Bay Shore



### Specifications:

|                    |                         |
|--------------------|-------------------------|
| Building Size:     | 41,419 Sq. ft.          |
| Lot Size:          | 2.09 Acres              |
| Available Space:   | 19,723 Sq. Ft.          |
| Office/R&D:        | 7,223 Sq. ft.           |
| (Dropped Ceiling)  |                         |
| Warehouse:         | 12,500 Sq. ft.          |
| (Full Height)      | - 5,625 Sq. ft. @ 19.5' |
| (Mezzanine Height) | - 6,875 Sq. ft. @ 8.0'  |
| Loading:           | 1 Drive-in Door         |
| Power:             | 400 Amps @208v          |
| A/C:               | Offices                 |
| Heat:              | Gas                     |
| Sprinklers:        | Full                    |
| Parking:           | 35                      |
| Zoning:            | Ind1                    |
| Township:          | Islip                   |

### Pricing and Timing:

|              |                                                        |
|--------------|--------------------------------------------------------|
| Lease Price: | \$12.75/Sq. ft. Gross<br>(Includes Base Year RE Taxes) |
| Occupancy:   | Immediate                                              |

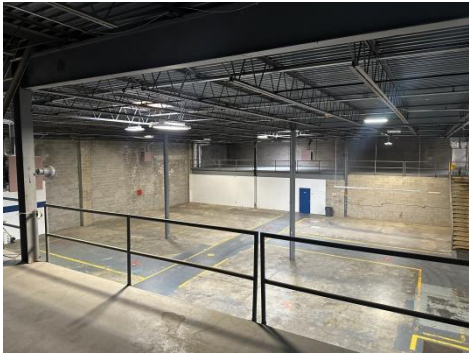
### Features:

- 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

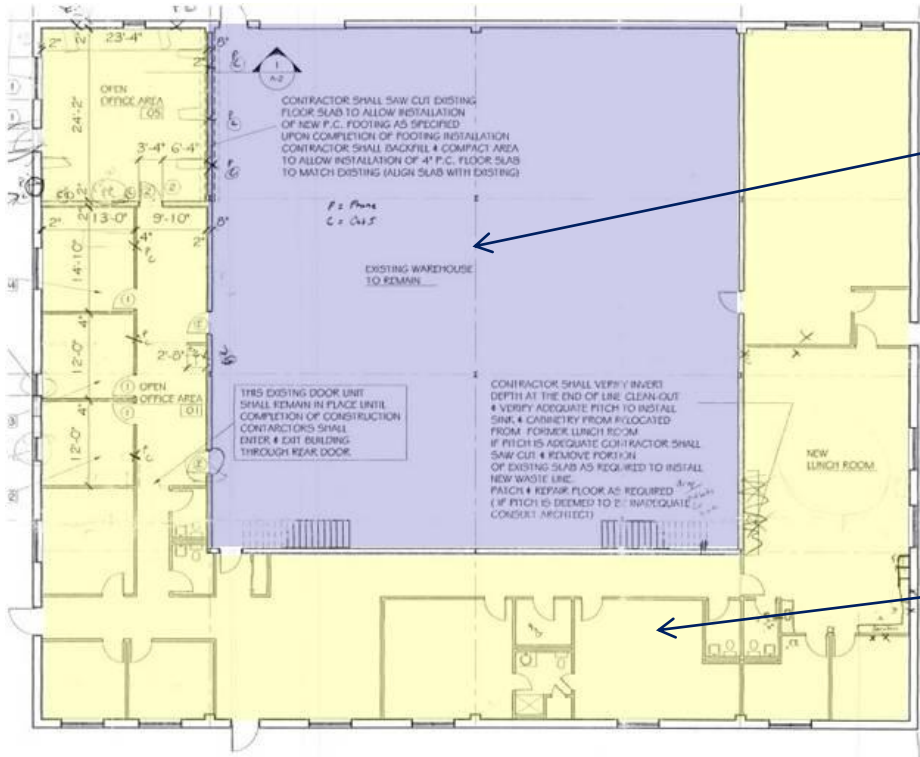
**Ralph Perna, Licensed Associate RE Broker** Office: 631-293-3700x46, Cell: 516-524-8060 [rp@srealty.com](mailto:rp@srealty.com)

**Luca Perinuzzi, Licensed RE Salesperson** Office: 631-293-3700 x21, Cell: 917-710-3236 [lp@srealty.com](mailto:lp@srealty.com)

[www.srealty.com](http://www.srealty.com)



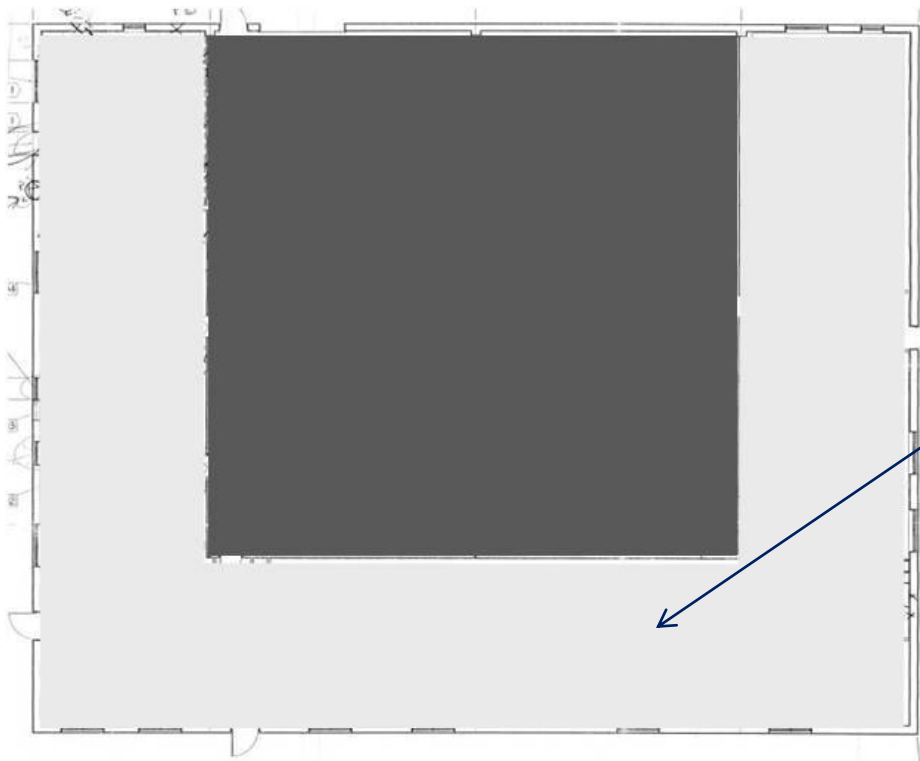
### Footprint:



**5,625 Sq. Ft. Warehouse  
@ 19.5' Clear Ceiling Height**

**7,723 Sq. Ft. Office/Flex  
@ Dropped Ceiling Height**

### Mezzanine Level:



**6,875 Sq. Ft. Warehouse  
@ 8.0' Ceiling Height**

