



SCHACKER REALTY

## 104,591 sq. ft. of Industrial Space For Lease

Minimum Division 52,000 sq. ft.

**59 Spence St, Bay Shore**



### Specifications:

**Building Size:** 104,591 sq. ft.  
**Lot Size:** 5.30 Acres  
**Office Space:** 9,840 sq. ft.  
**R&D Space:** 1,825 sq. ft.  
**Ceiling Height 1:** 23.0' @ 23,503 sq. ft.  
**Ceiling Height 2:** 15.0' @ 60,000 sq. ft.  
**Loading:** 3 Dock(s), 4 Drive-in(s)  
**Power:** 5,500 amps  
**A/C:** Offices Only  
**Parking:** 157

### Pricing and Timing:

**Occupancy:** 30 Days  
**Lease Price:** \$15.00/sq. ft.  
**Negotiable**  
**Taxes:** \$167,345.60 (\$1.60/sq. ft.)

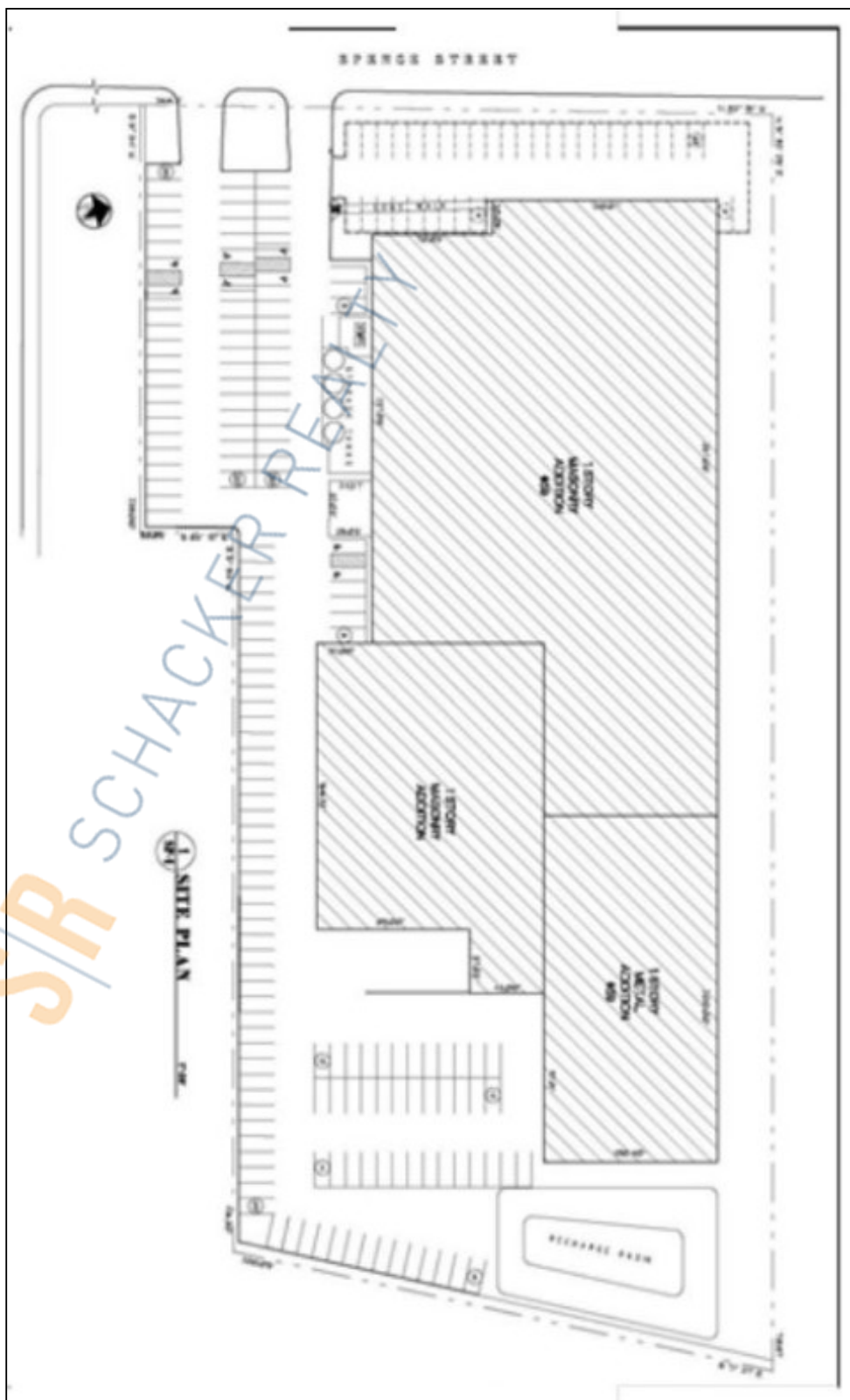
Well-maintained manufacturing facility, located near Inez Drive off of Spence Street • Owner would consider leasing back 20-50,000 sq. ft. of warehouse space • Can only be divided in half

**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

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Measurements may be estimates and information shown should not be relied upon without independent verification.

This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.



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