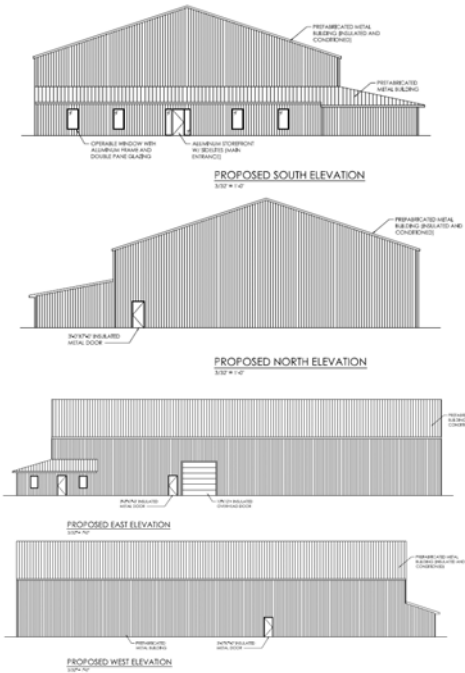


For Lease ~ Industrial Building
143 Pine Aire Drive
Bay Shore, NY

METRO
REALTY SERVICES LLC



Rebuild Started! (Ideal for Sports Facility)

Building Size: 14,600 SF (2 buildings)
Lot Size: 1.03 Acres
Offices: 15%
Loading: 3 Drive-Ins (more can be added)

Heat: Gas
Power: 300 Amps
Ceiling Height: 20' - 26'
Asking Lease Price: \$ 9.75 psf gross

Comments:

- ◆ 240 feet of frontage on Pine Aire Dr
- ◆ Rail siding possible (spur not active)
- ◆ Located across from 7-11
- ◆ Occupancy Spring 2016
- ◆ Clear span in 11,200 sf (140' x 80')
- ◆ 2 buildings (2,200 sf & 12,400 sf)
- ◆ Walk to LIRR and Bus
- ◆ Plan can be modified to suit

For further information or to arrange an inspection of this property please contact "Exclusive Agent":

Jeremy D. Hackett, Licensed Real Estate Broker
Managing Partner
Direct: (631) 391-6359
jeremy@metrorealtyservices.com

Richard J. Falco, Licensed Real Estate Salesperson
Managing Director
Direct: (631) 391-6352
rick@metrorealtyservices.com

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

Metro Realty Services, LLC
1111 Broadhollow Road, Suite 222, Farmingdale, NY 11735
T (631) 770-0700 ~ F (631) 770-0710
info@metrorealtyservices.com ~ www.metrorealtyservices.com