

For Sale | Industrial

225 Pine Aire Drive, Bay Shore, NY

CONFIDENTIAL

Please Do Not Disturb Tenants

Property lines are approximate



Building Size:	8,460 sf ±	• Adjacent to rail
Lot Size:	3.00 acres ±	• Walking distance to Deer Park LIRR Station
Offices:	1,000 sf ±	• Zoned Industrial
Ceiling Height:	22' ±	• Town of Islip
Loading:	3 Drive-Ins	
Heat:	Gas	
Power:	800 amps (480v)	
Sec/Block/Lot:	Sec 147 - Block 2 - Lots 15.1 / 16 / 17 / 18 / 19 / 20 / 21	

Sale Price:	\$ 7,999,995
Lease Price (Opt 1):	\$ 15,000 / month gross for the 1.25 acre land division only
Lease Price (Opt 2):	\$ 40,000 / month gross for the entire parcel
Taxes:	\$ 27,027.30 / year ±

METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ info@metrorealtyservices.com

www.metrorealtyservices.com

Exclusive Agent:

Jeremy D. Hackett
Licensed Real Estate Broker
Managing Partner
Cell: [\(516\) 456-0108](tel:5164560108)
jeremy@metrorealtyservices.com

Modified: 4/2/2025

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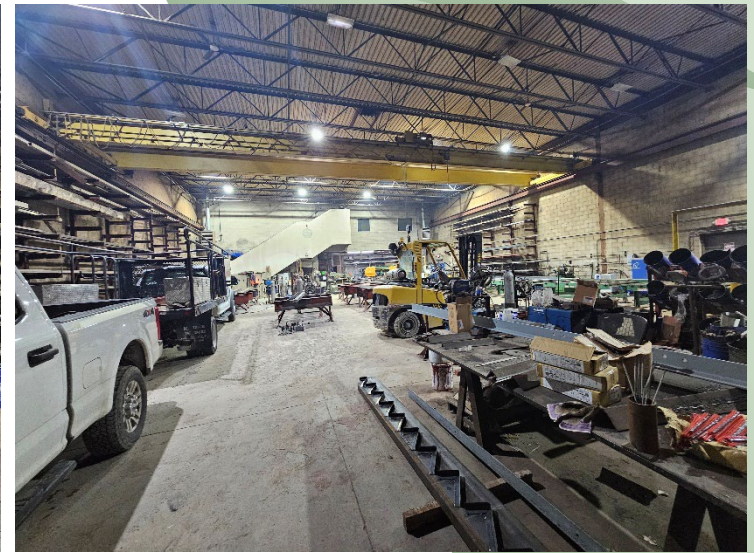
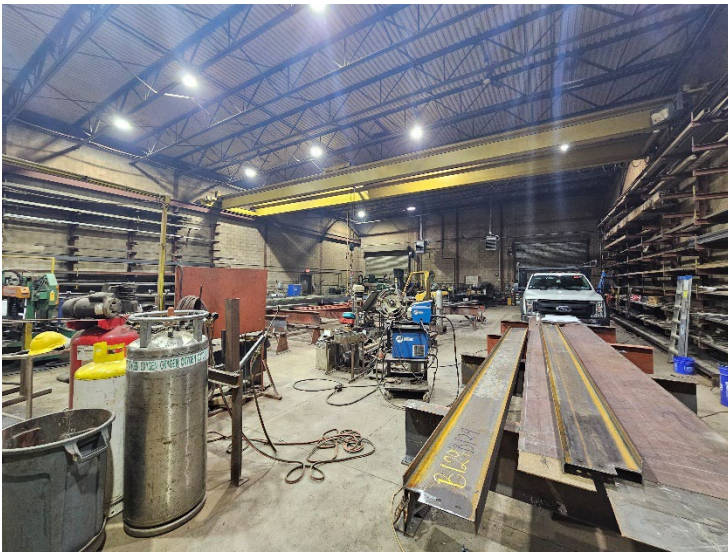
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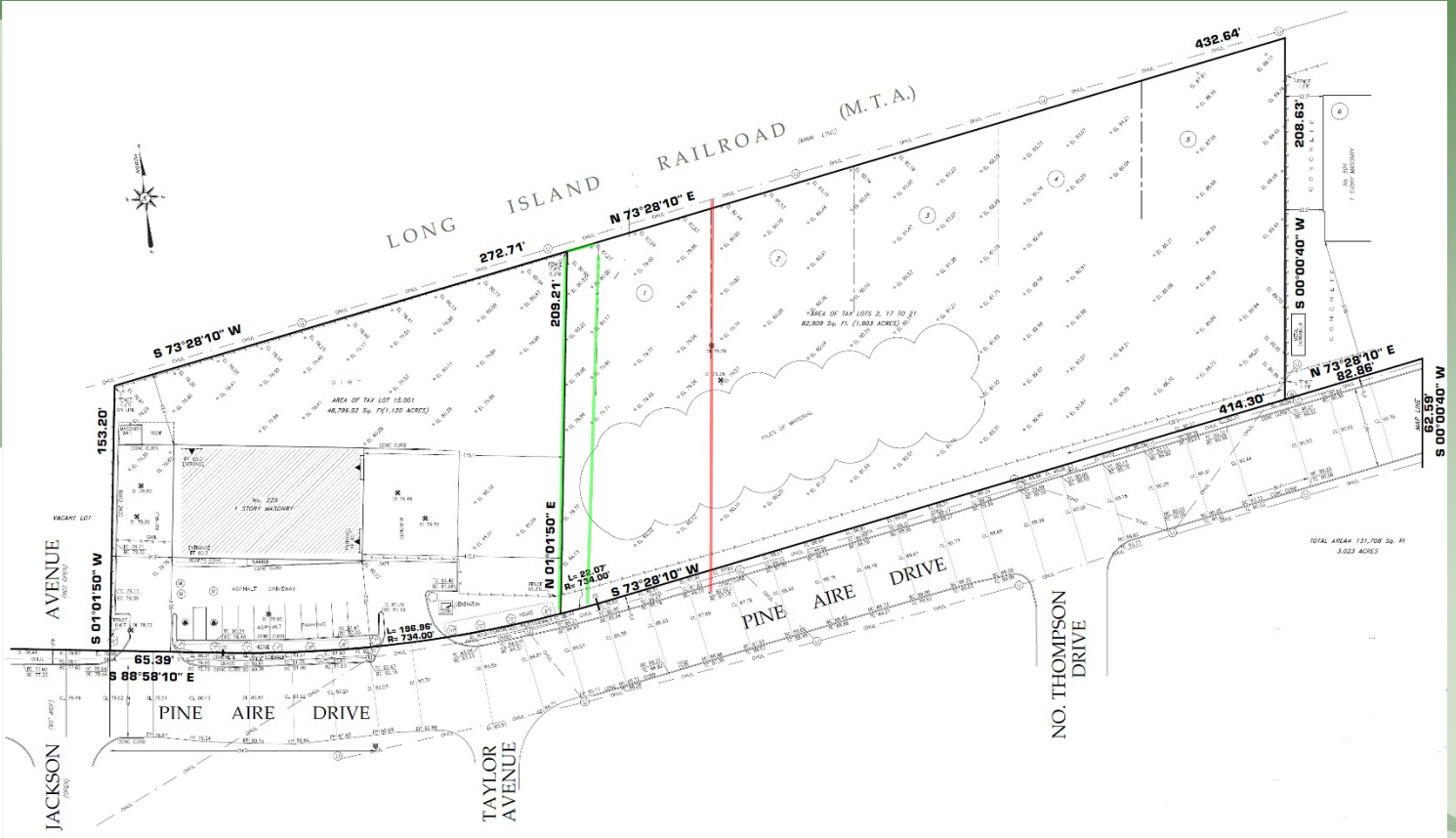
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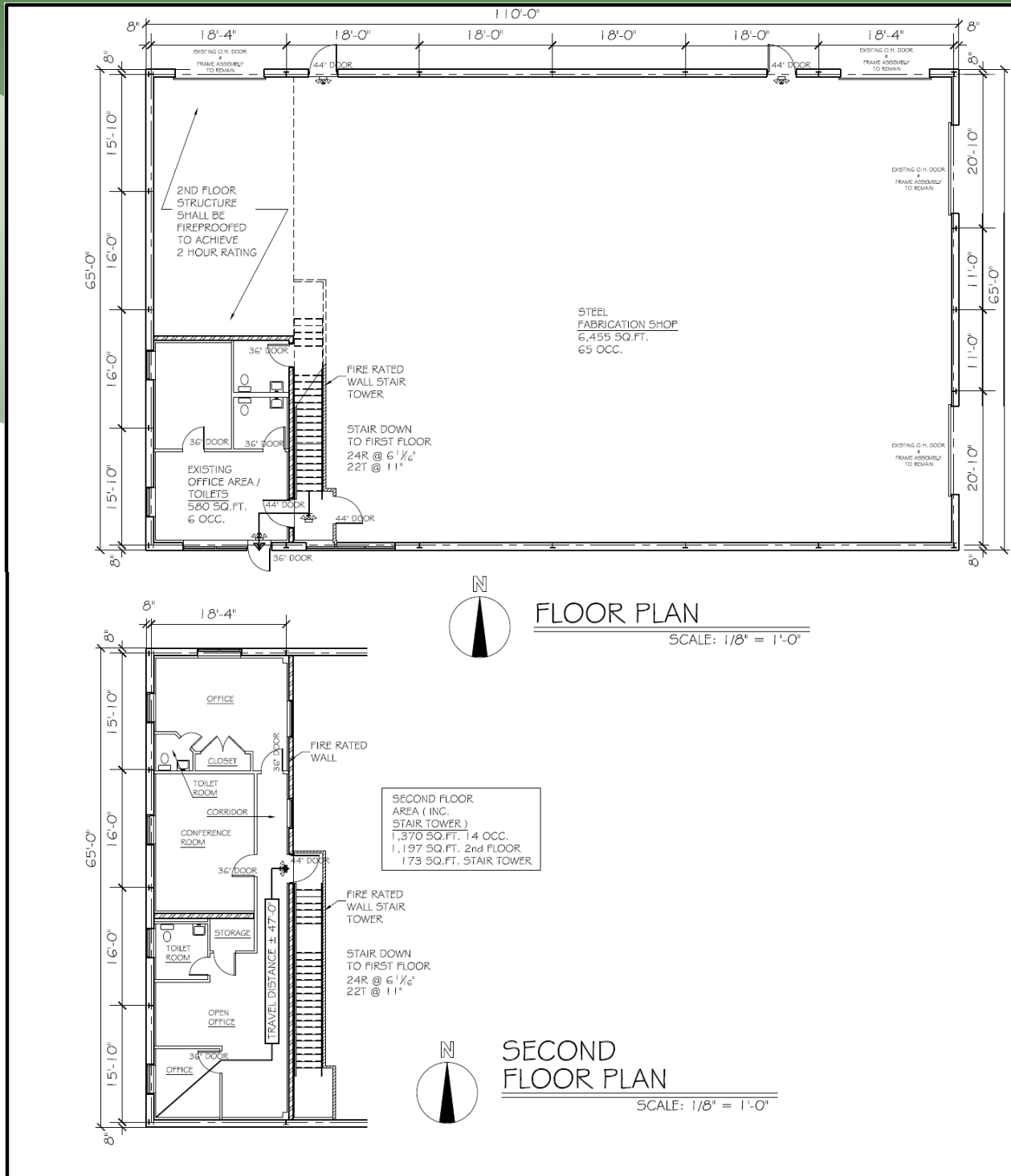
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