

# **OFFERING MEMORANDUM**

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**2215 Union Boulevard, Bay Shore, NY 11706**  
**76,500 SF Industrial Property**

## **FOR SALE**



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**Island Associates Real Estate, Inc.**

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



# EXECUTIVE SUMMARY

**2215 Union Boulevard, Bay Shore, NY 11706**  
**76,500 SF Industrial Property**

**Sale Price: \$14,000,000**

**2215 Union Blvd., Bay Shore | Parcel 0500-368-00-03-00-049-000**

Building Size:	76,500 SF	Lot Size:	4.60 Acres
Ceiling Height:	13' to steel / 15' to roof deck	Heat:	Gas - 2" Service
# of Drive Ins:	2 tot./10' w x 12' h	Electric:	1600 Amp Service
Docks:	8 ext.	Parking:	+/- 30 Vehicles
Zoning:	IN1	Taxes:	\$197,816.32

Freestanding Industrial Property strategically situated on Union Blvd. in Bay Shore.

Located along LIRR w/ Possible Rail Spur.

8 Docks, 2 Drive-Ins: 10w x 12'h,

13' to Steel / 15' to Roof Deck Ceiling

25' x 31' Column Spacing

Fully Sprinklered

Partial New Roof

+/- 1 Mile to Sunrise Highway

+/- 6.5 Miles to LIE

.45 Miles from Northwell South Shore

4.6 Miles from Good Samaritan Hospital

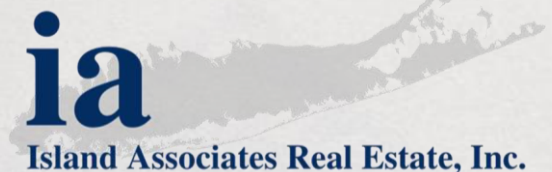
**Exclusively represented by:**

**Roger A. Delisle, Jr. CCIM**  
Roger@islandassociates.com



**Jason Merrell**  
Jason@IslandAssociates.com

**Robert Monahan**  
Robert@IslandAssociates.com





# PROPERTY PHOTOS

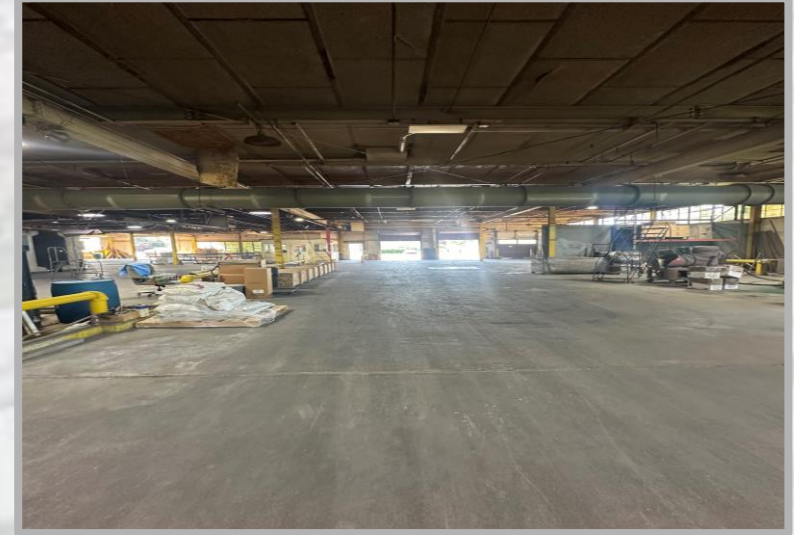
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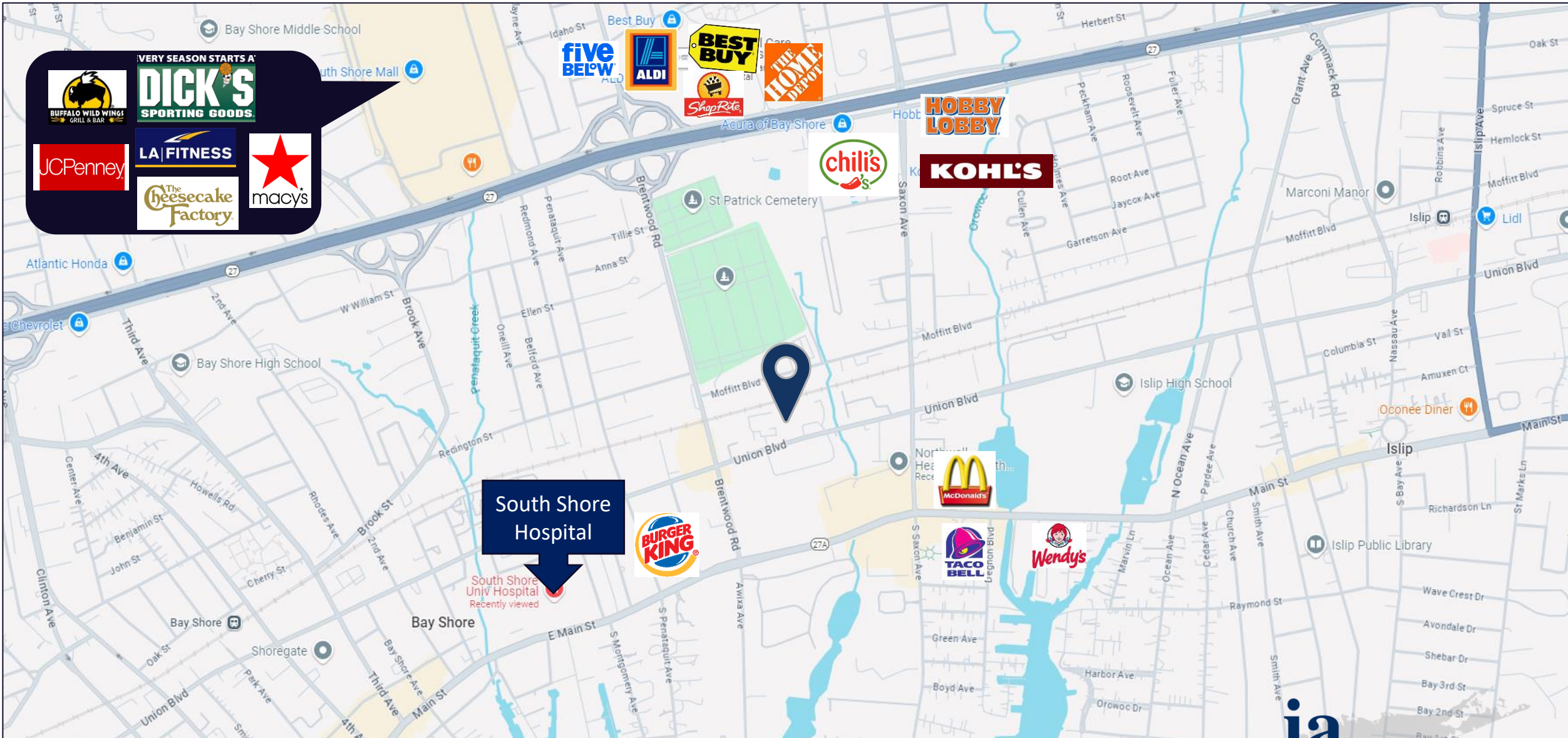
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# AERIAL MAP VIEW

2215 Union Boulevard, Bay Shore, NY 11706  
76,500 SF Industrial Property



VERY SEASON STARTS A

- BUFFALO WILD WINGS GRILL & BAR
- DICK'S SPORTING GOODS
- JCPenney
- LA FITNESS
- The Cheesecake Factory
- macys

South Shore Hospital

South Shore Univ Hospital  
Recently viewed

# PROPERTY SURVEY

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