

# OFFERING MEMORANDUM

**205 Brookville Ave., Islip NY 11751**  
**Freestanding Industrial Warehouse**

# FOR LEASE



**ia**

**Island Associates Real Estate, Inc.**

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



# EXECUTIVE SUMMARY

Stream Auto Outlet

**205 Brookville Ave., Islip NY 11751**  
**Freestanding Industrial Warehouse**

**Lease Price: \$18.00 psf Gross**

**Parcel 0500-294-00-02-00-072-000**

Building Size: 5,100 SF

Lot Size: .53 Acres

Overhead Doors: 1 (14')

Parking: +/- 5 Vehicles

Ceiling Height: 20' in Warehouse

Zoning: A

Taxes: +/- \$22,020.80

- 5,100sf refurbished industrial/warehouse building
- Fenced yard
- New roof
- 14' overhead door
- 20' Clearance in Warehouse

Renovations include: New electric service, New heat in warehouse, New HVAC in office / new bathroom

***Exclusively represented by:***



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# PROPERTY PHOTOS

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205 Brookville Ave., Islip NY 11751  
Freestanding Industrial Warehouse





# PROPERTY PHOTOS

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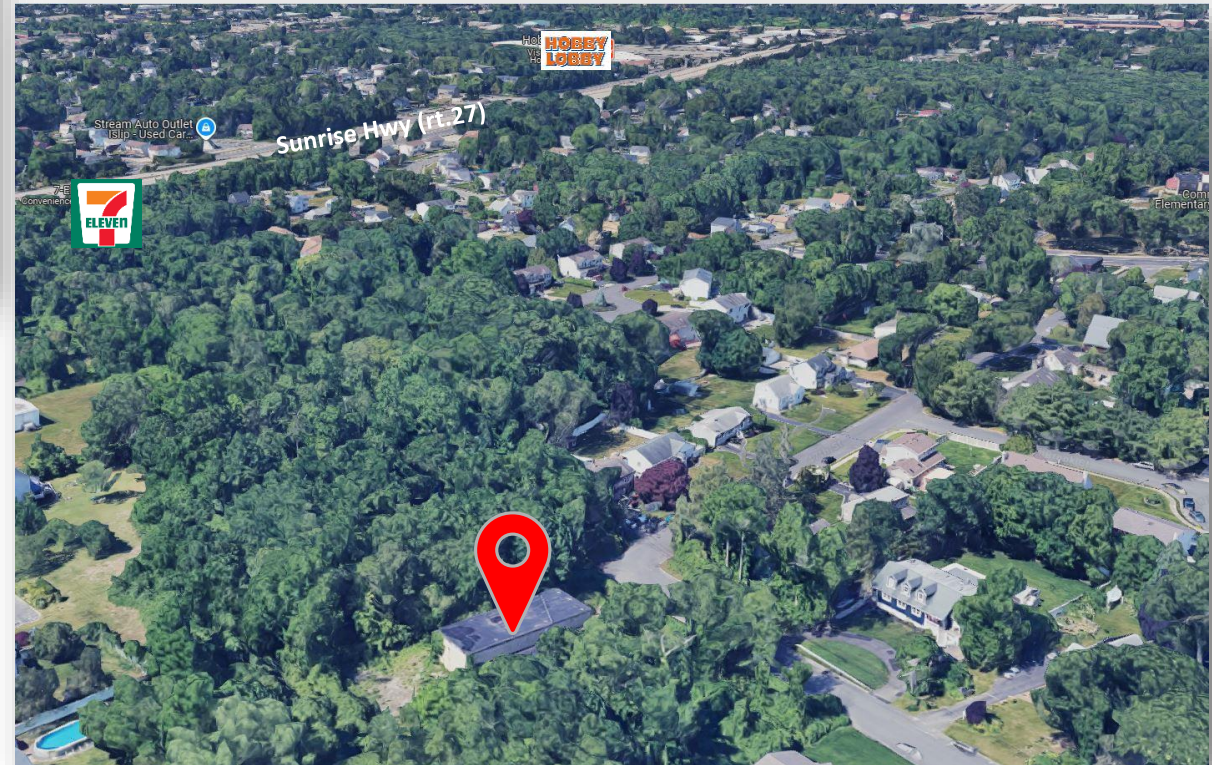
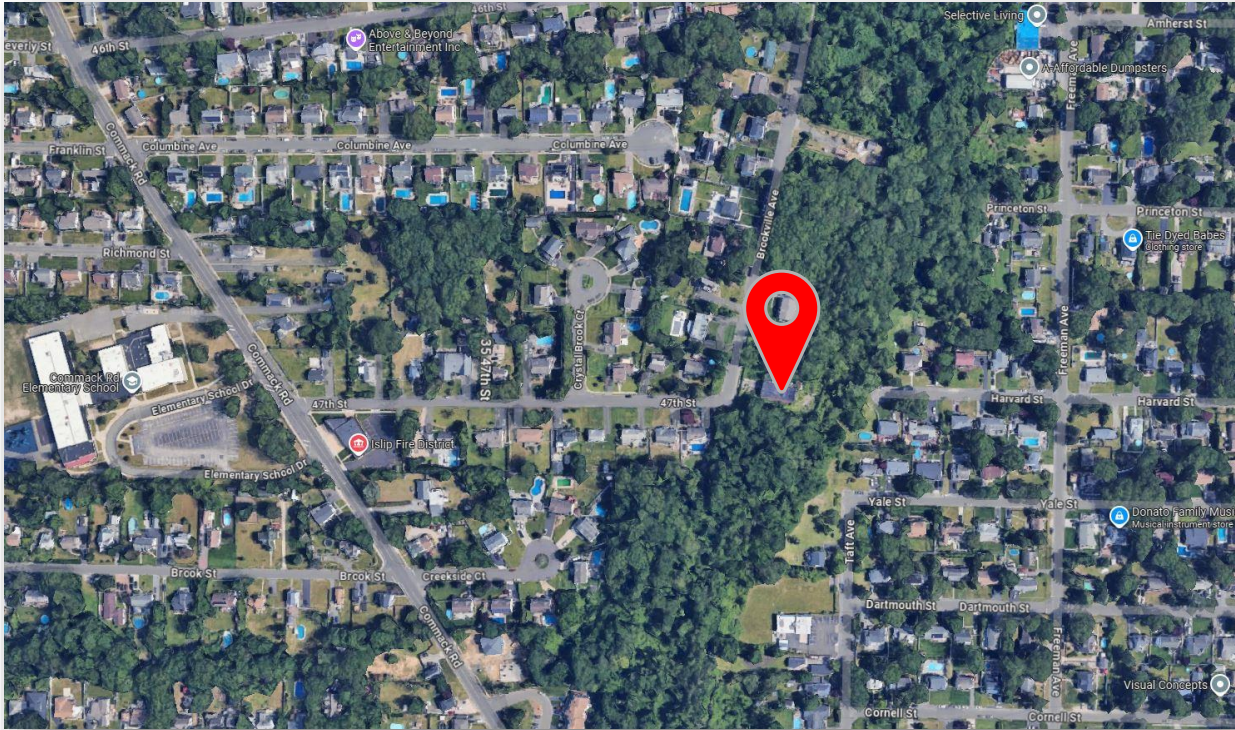
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# AERIAL VIEW OF PROPERTY

205 Brookville Ave., Islip NY 11751  
Freestanding Industrial Warehouse





# AERIAL MAP VIEW

205 Brookville Ave., Islip NY 11751  
Freestanding Industrial Warehouse

