

**2,000 sq. ft. of Industrial Space For Lease**  
**281 Skip Ln, Bay Shore**



**Specifications:**

**Building Size:** 16,000 sq. ft.  
**Lot Size:** 1.20 Acres  
**Office Space:** 15%  
**Ceiling Height:** 16.0'  
**Loading:** 1 Drive-in(s)  
**Power:** 100 amps  
**Parking:** 2:1000

**Pricing and Timing:**

**Occupancy:** 1/1/2025  
**Lease Price:** \$15.60/sq. ft. Ind  
Gross

**Suite G • Located off Pine Aire Drive, close to Southern State Pkwy, Sagtikos Pkwy, Sunrise Hwy and Route 231 • Proximity to LIRR –Wyandanch Station • Doorstep Parking / Seven day, 24-hour Access**

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

All information is subject to errors, omissions, modification, and withdrawal.

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

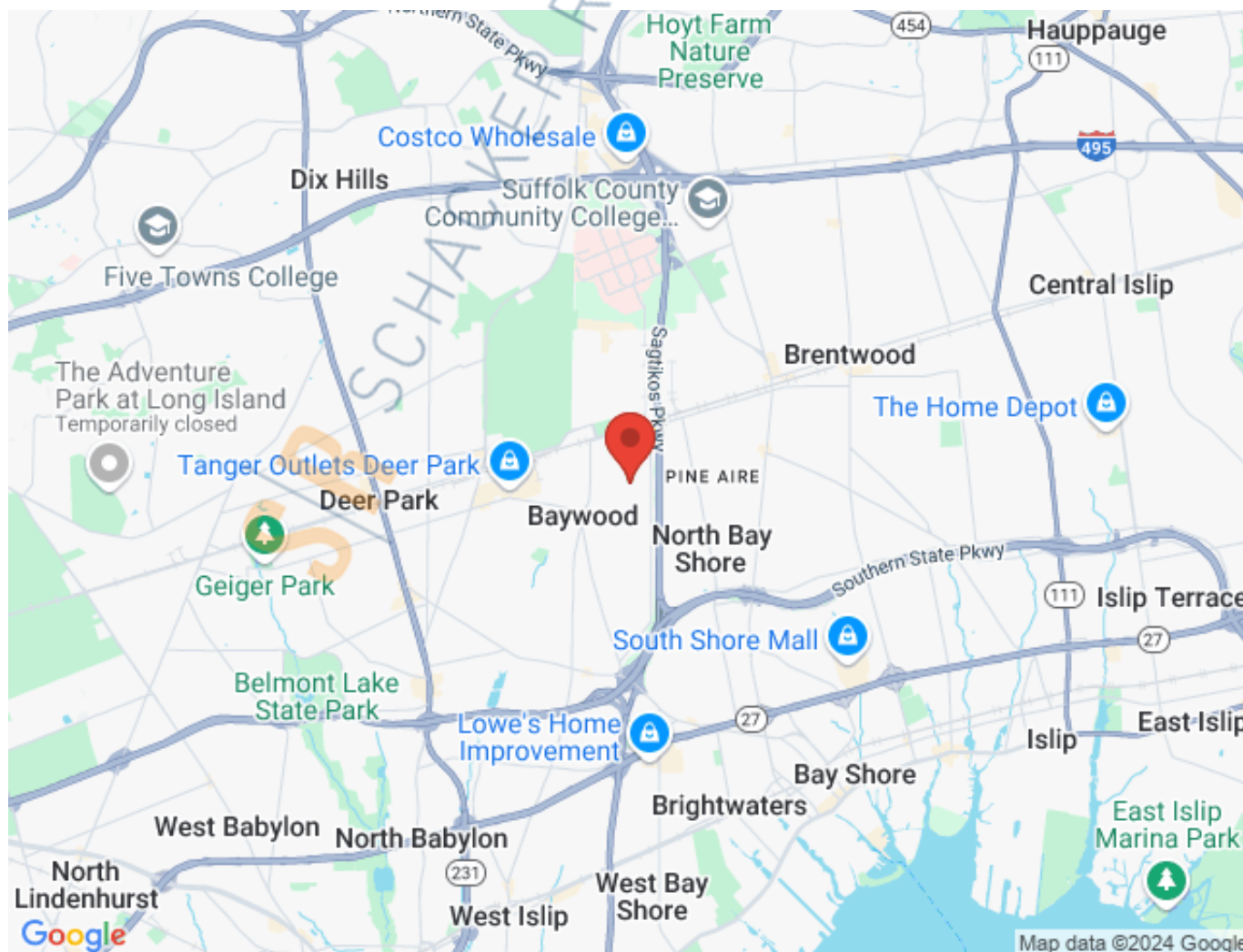
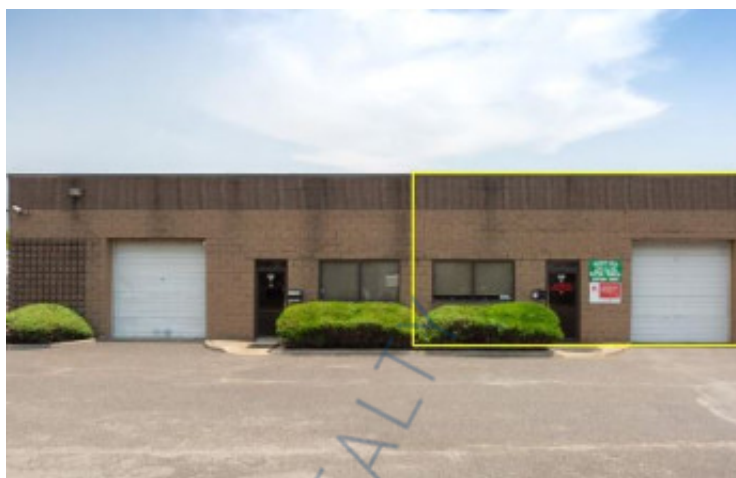
This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.



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

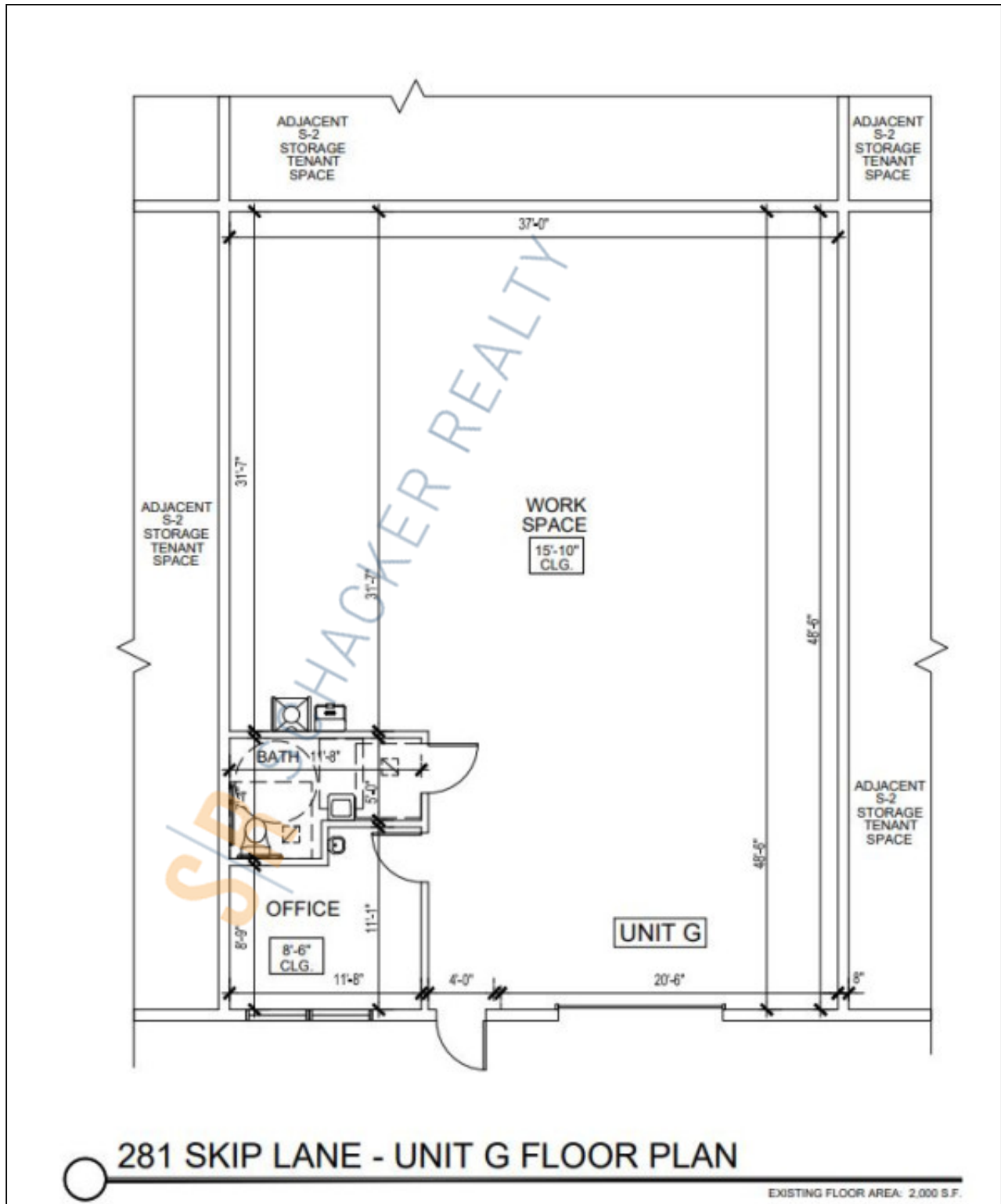
All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.  
This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.





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

All information is subject to errors, omissions, modification, and withdrawal.  
 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.



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

All information is subject to errors, omissions, modification, and withdrawal.  
 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.