

**3,100 sq. ft. of Industrial Space For Lease**  
**35 Corbin Ave, Bay Shore**



**Specifications:**

**Building Size:** 13,000 sq. ft.  
**Lot Size:** 1.00 Acres  
**Office Space:** 10-15%  
**Ceiling Height:** 16.0'  
**Loading:** 2 Drive-in(s)  
**Power:** 200 amps  
**Parking:** 2:1000

**Pricing and Timing:**

**Occupancy:** 9/1/2024  
**Lease Price:** Negotiable

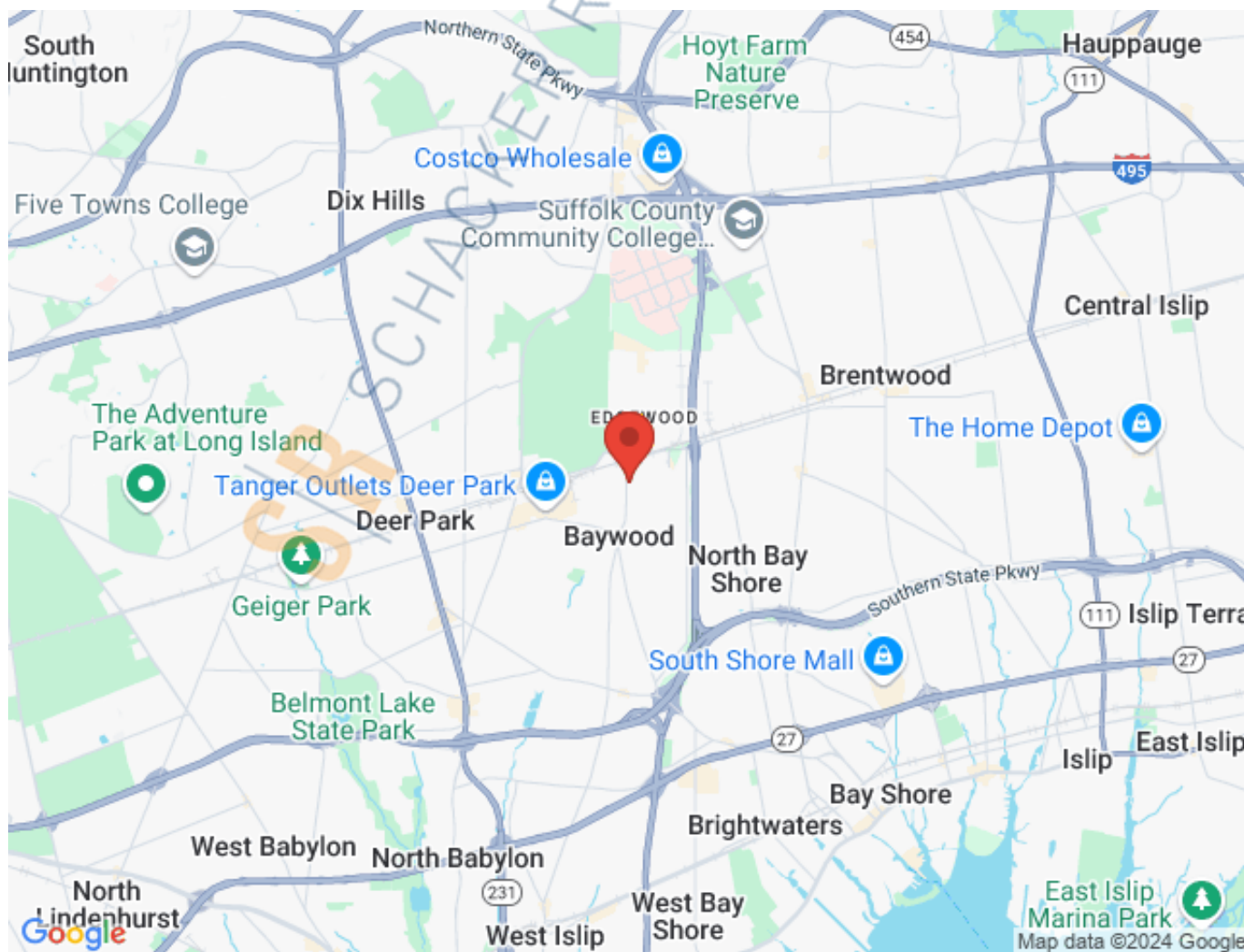
**Suite 35-C • 3,100 sf modern warehouse space • Two 10' x 12' drive-ins, one in front and one in rear • Brand new LED exterior and interior lighting, freshly painted • Great visibility on busy Corbin Ave**

**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.



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