

**1,000 sq. ft. of Industrial Space For Lease**  
**40 Corbin Ave, Bay Shore**



**Specifications:**

**Building Size:** 22,500 sq. ft.  
**Lot Size:** 1.00 Acres  
**Ceiling Height:** 14.0'  
**Loading:** 1 Drive-in(s)  
**Power:** 100 amps  
**Parking:** 4:1000

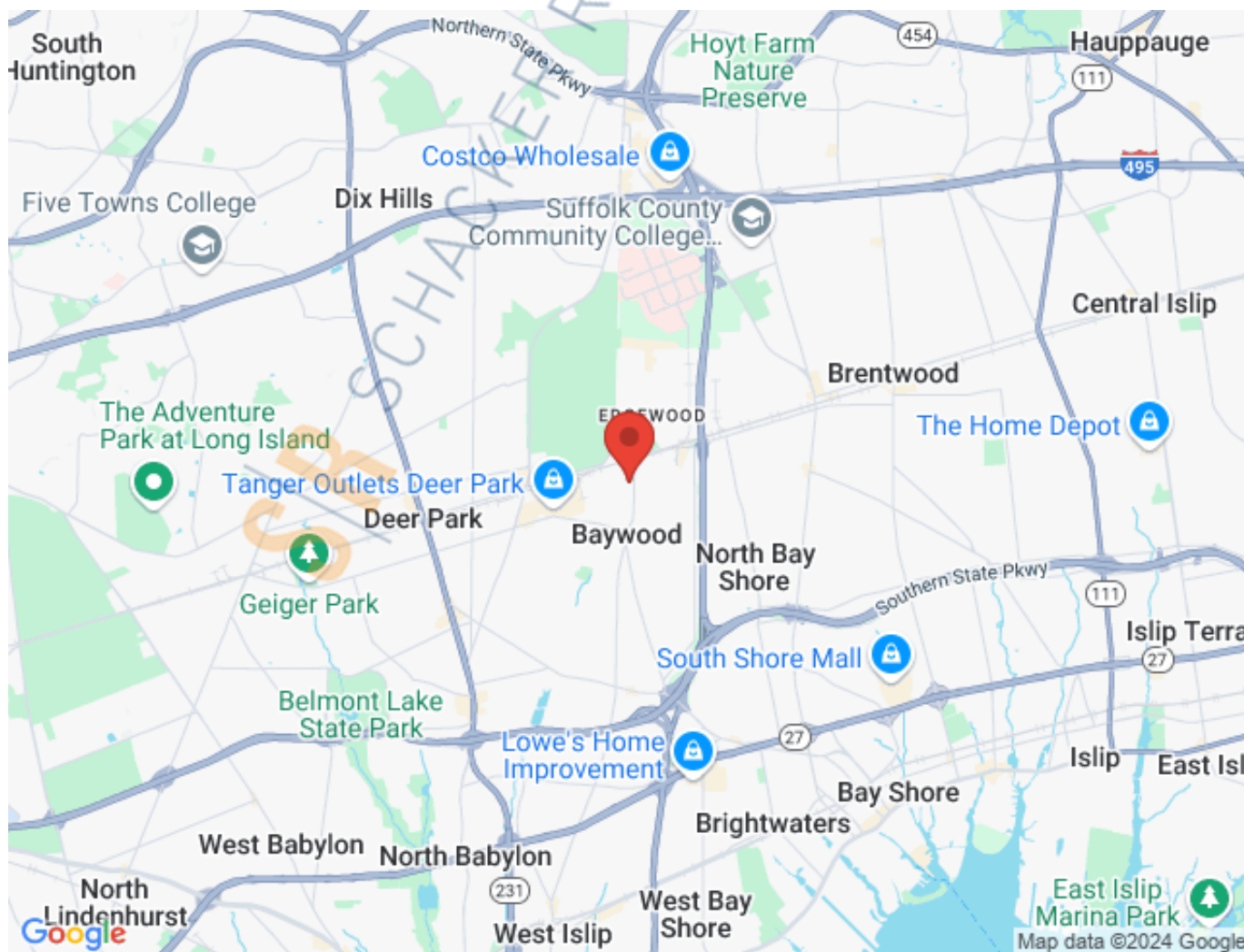
**Pricing and Timing:**

**Occupancy:** Immediately  
**Lease Price:** \$21.00/sq. ft.  
Modified gross

**Suite A • Corner warehouse unit with frontage on main street • New gas Modine heater in warehouse • Excellent signage**

**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.



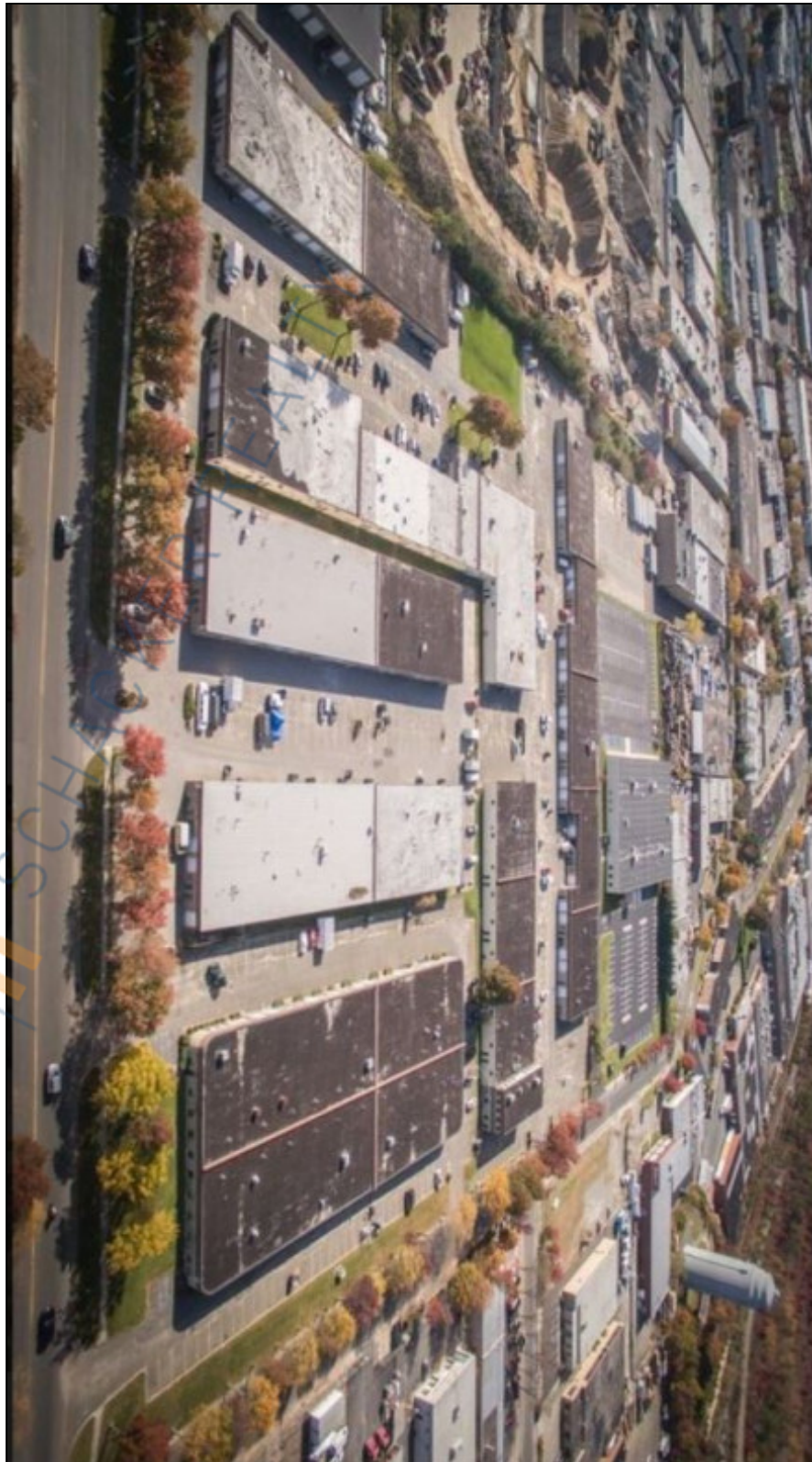
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