

**12,200 sq. ft. of Industrial Space For Lease**  
**44 Drexel Dr, Bay Shore**



**Specifications:**

**Building Size:** 32,380 sq. ft.  
**Lot Size:** 2.00 Acres  
**Office Space:** 1,100 sq. ft.  
**Ceiling Height:** 16.0'  
**Loading:** 1 Dock(s), 1 Drive-in(s)  
**Power:** 400 amps  
**A/C:** Offices Only  
**Parking:** 2:1000

**Pricing and Timing:**

**Occupancy:** 4/1/2025  
**Lease Price:** \$17.50/sq. ft. Gross

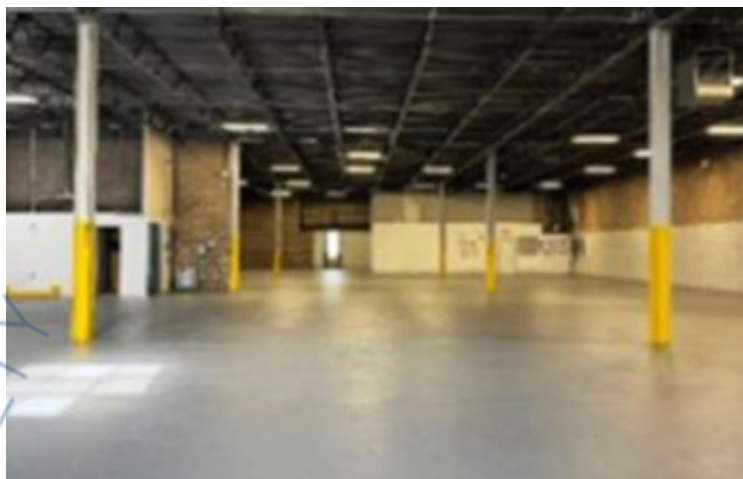
**Freshly renovated 12,200 sf warehouse • Excellent location, with strong labor supply • Close proximity to all major highways • Excellent for E commerce distribution**

**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.



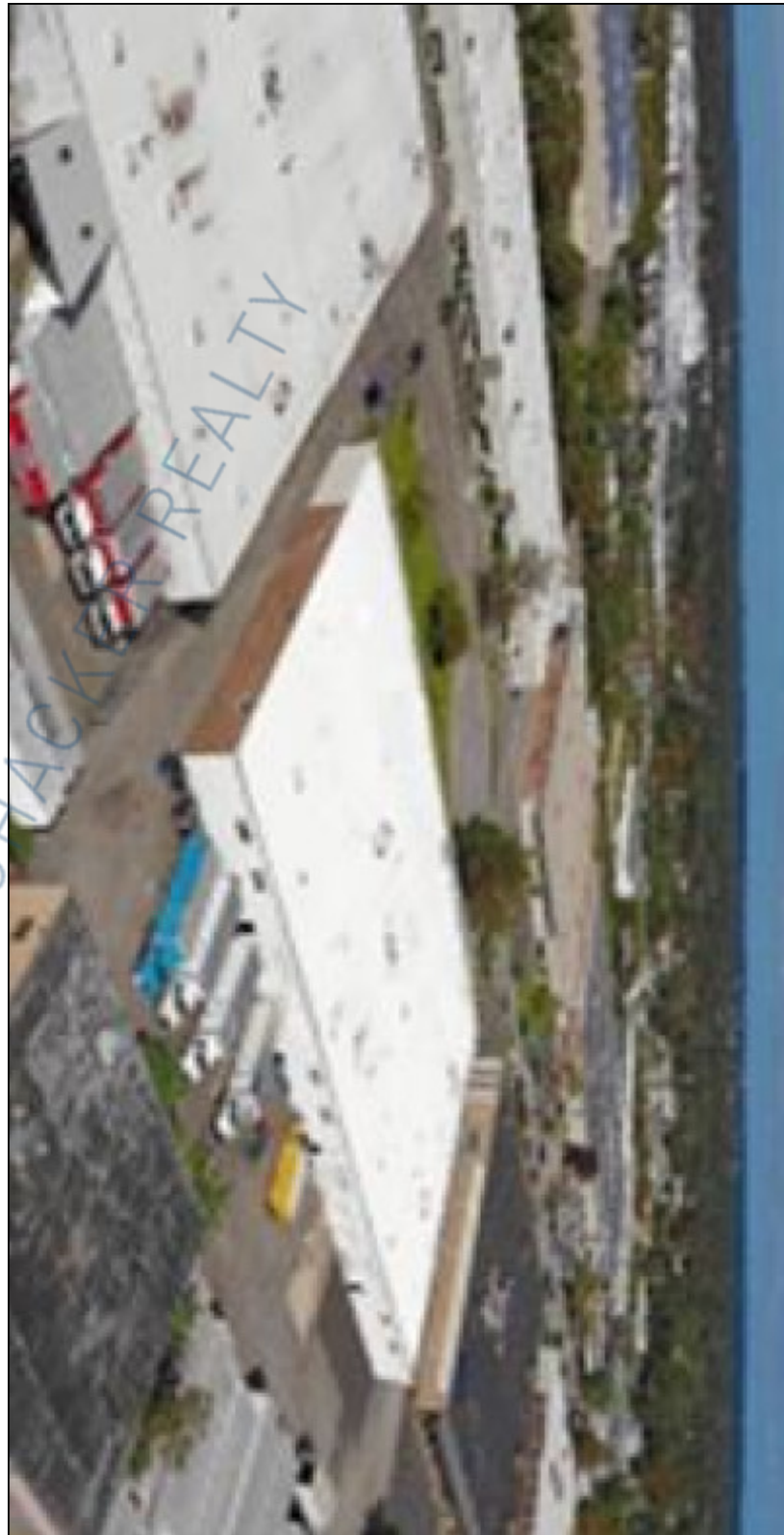
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