



Island Associates Real Estate Inc.

We create value

## Industrial Space Available

333 Spur Drive  
Bay Shore, NY



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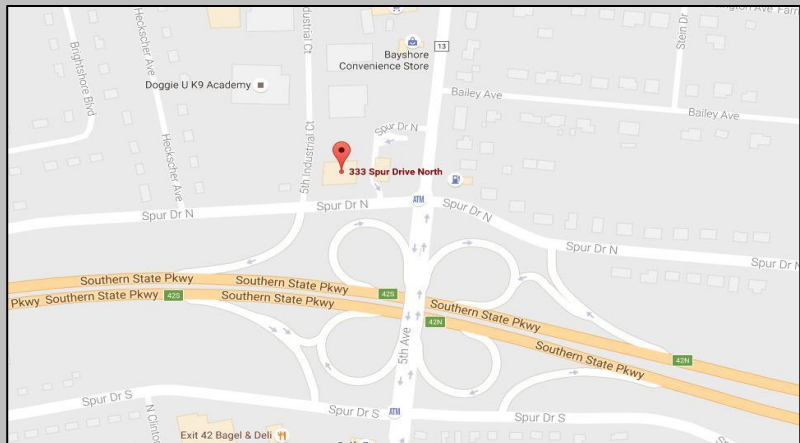
# Property Info

## Industrial Space Available

2 (Two) - 1,000 SF Units Available \*Can be combined to 2,000 SF  
Gross Lease Price: \$1,500 MO

- ❖ Ceiling heights 14' in warehouse
  - ❖ 10' Overhead door
- ❖ Steel man door into shop area
- ❖ 24 hour camera surveillance
- ❖ Newly paved lot with ample parking
- ❖ Located just off Southern State Parkway at Exit 42
- ❖ Close to Bay Shore and Brentwood LIRR Stations

Demographics	1 Mile	3 Miles	5 Miles
Total Population	16,765	132,187	301,059
Median HH Income	\$67,034	\$73,638	\$79,480



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

*Information is from sources deemed to be reliable but should not be relied upon without independent verification.*