



Island Associates Real Estate Inc.

We create value

+/- 10,000 SF Office/Warehouse Space Available

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Islip, NY



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Property Information

+/- 10,000 SF Office/Warehouse Space Available

Existing Conditions 6,000 Warehouse 4,000 Office

Warehouse space can be expanded

Price: \$20.00 SF + Utilities (\$5.73)



- ❖ Easy access off Route 111 and Southern State Parkway
- ❖ 5 Miles From LIE & 1.5 Miles from Sunrise Hwy
- ❖ 2 Shared Loading Docks / 1 Shared Drive-In Dock
- ❖ 450 Parking Spaces

Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Total Population	14,175	124,992	231,443	695,501
Average HH Income	\$128,136	\$122,932	\$127,506	\$140,360

*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.*

500-271-3-18.11
N/E ROSE RAC, LLC
VACANT
IND-1 ZONE

S 89° 53' 30" E

EXISTING DUMPSTER ENCLOSURE

458.75'

FREEMAN AVE.
(VARIABLE WIDTH RIGHT OF WAY)

EXISTING GAS SERVICE

Dance Studio

Church

Available Office Space

GOLD'S GYM



METROPOLITAN
DIR. OF
MARKETING

Space Available

EXISTING
LOADING
AREA

N 01° 34' 00" E
32.52'

S 89° 48' 00" W

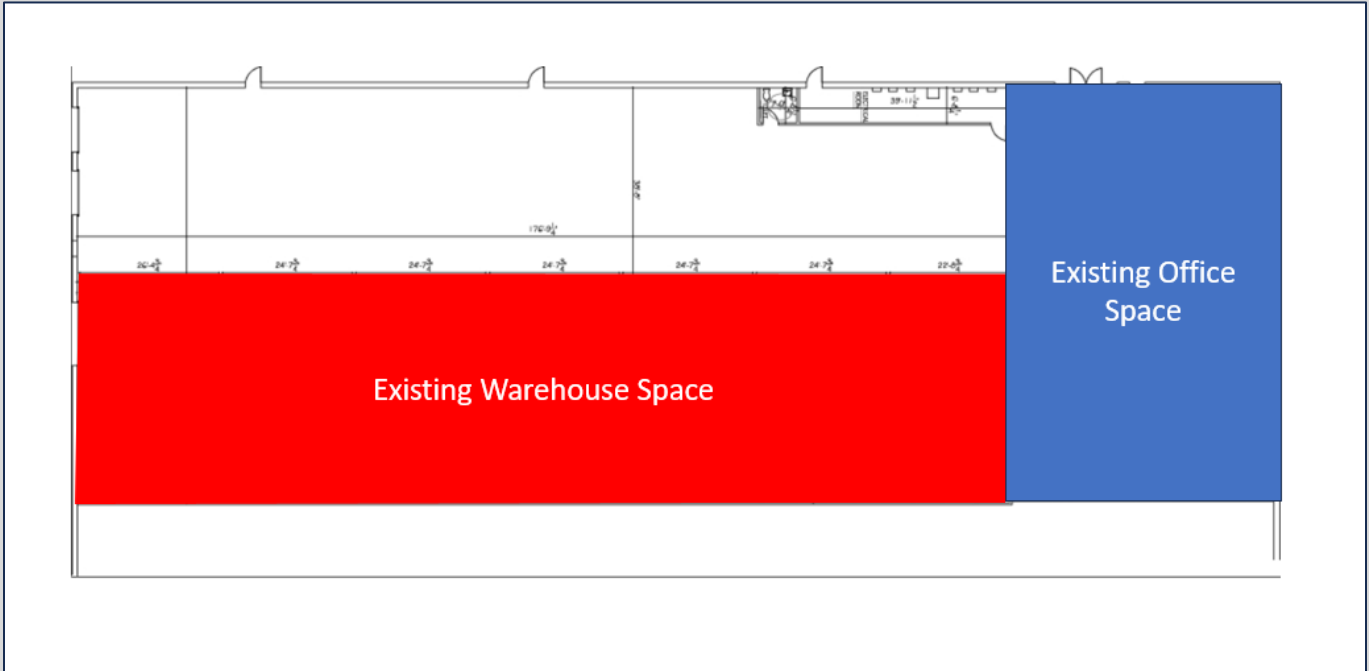
BATES STREET
(SEVENTH STREET)

SITE PLAN

1"=40'

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Existing Office Layout



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