

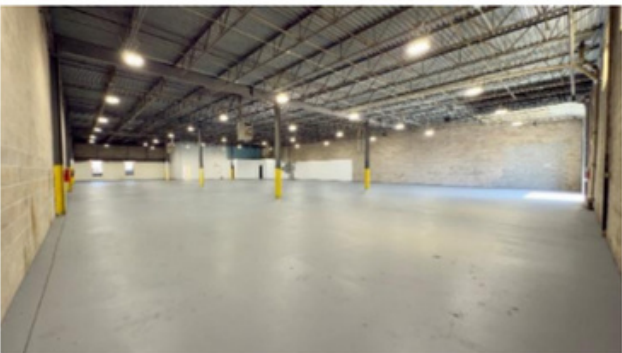
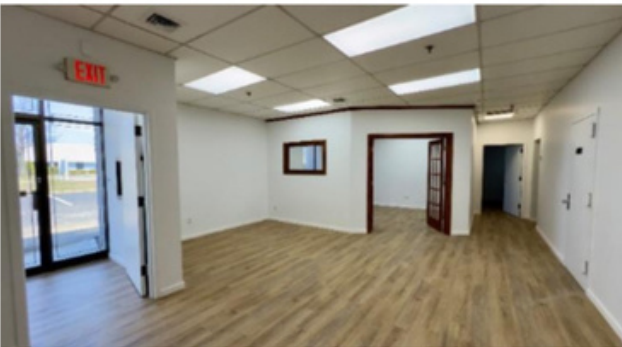
INDUSTRIAL WAREHOUSE FOR RENT

12,200 SQ FT UNIT - OCCUPANCY 9/1

40 Drexel Drive Bay Shore, NY

Commission on Gross

One of the island's only buildings to offer loading docks to sub 5,000 sq.ft. units



**photos from 44 Drexel*

- **\$17.50/psf Gross (includes Tax & Insurance)**
- Fully Renovated
- New LED Space Lighting
- 16' Clear Ceiling Height
- 1 Dock/1 Drive-in door (10x14)
- 1,300 sq ft Office Space
- Hi-Risk Fire Sprinkler
- Proximity to Highways
- Heavy Power- 400 Amps
- Ample Parking
- Gas Heat
- Air-Conditioned Office

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