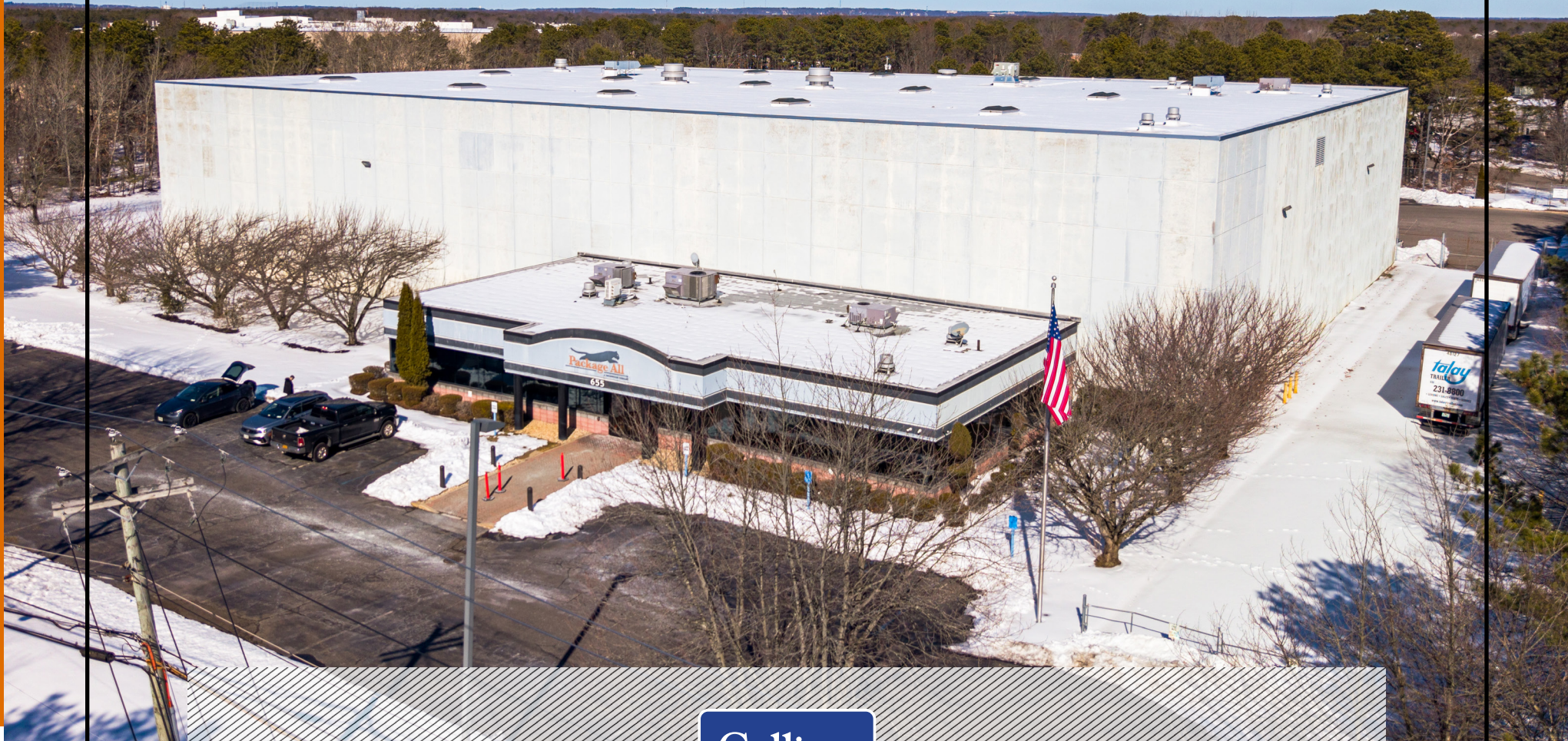


655 CHURCH STREET

BAYPORT, NEW YORK



Colliers

42' Clear Distribution Facility
Turnkey | Available for Sublease



AVAILABLE FOR SUBLEASE 51,570 SF

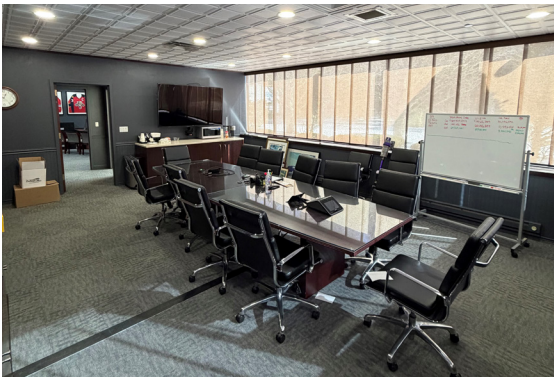
- > 8.8 acres
- > 5,000 SF Office
- > 46,570 SF Warehouse
- > 42' Clear Ceiling Heights
- > 8 Docks 1 Drive In

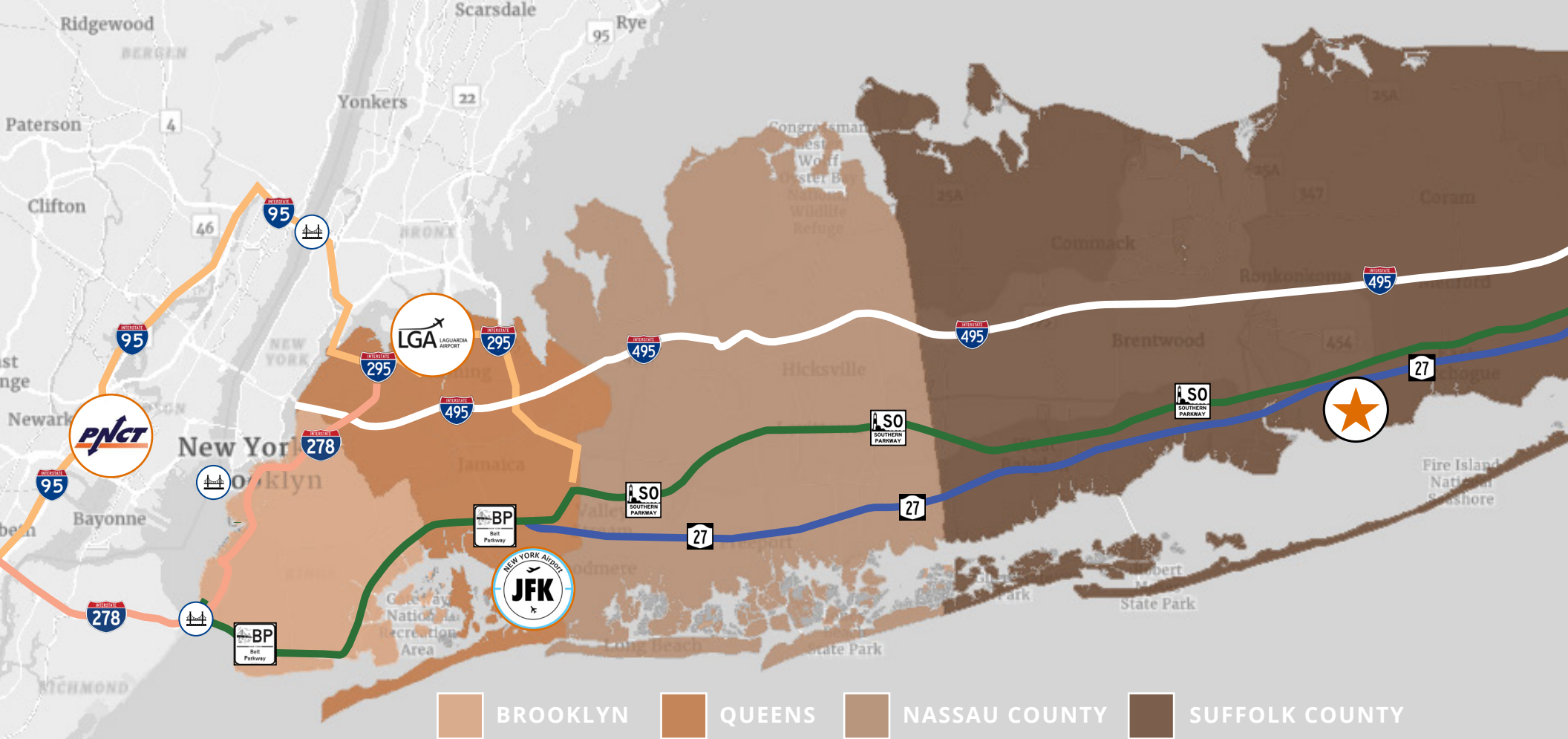


FLEXIBLE SUBLEASE TERM AVAILABLE

- > 100 Striped Parking Stalls
- > Fully Sprinklered
- > Existing Warehouse Racking Can
Be Made Available

 **TAKE A TOUR**





DRIVE TIMES

Long Island Expressway (I495)	8 Minutes
LaGuardia Airport	50 Minutes
JFK International Airport	50 Minutes
Manhattan	60 Minutes
Newark Liberty International	80 Minutes
Port Newark	90 Minutes



655 CHURCH STREET

BAYPORT, NEW YORK

JASON MAIETTA

+1 516 284 3410

Executive Vice President

jason.maietta@colliers.com

Licensed Salesperson

BRANDON LICHTENSTEIN

+1 516 284 3439

Senior Vice President

brandon.lichtenstein@colliers.com

Licensed Salesperson

TOMMY ROSATI

+1 516 284 3457

Senior Vice President

tommy.rosati@colliers.com

Licensed Salesperson

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.

