

# OFFERING MEMORANDUM

9-13 Pine Aire Drive | Bay Shore, New York 11706

## 10,000 SF BUILDING FOR SALE



Commercial



[ellimancommercial.com](http://ellimancommercial.com)

# EXECUTIVE SUMMARY

9-13 Pine Aire Drive | Bay Shore, New York 11706

<b>Building Size:</b>	10,000 SF	<b>Lot Size:</b>	0.65 Acres
<b>Occupancy:</b>	Can be delivered Fully Vacant	<b>Zoning:</b>	IND 1
<b>Asking Price:</b>	Just Reduced to - \$2,700,000	<b>Property Tax</b>	\$34,883.89

## Property Overview

Discover an exceptional industrial property in 9-13 Pine Aire Drive, Bay Shore, New York 11706. This versatile property offers 10,000 SF of industrial space on a generous 0.65-acre lot, all in a prime IND 1 zoning location. With the flexibility to be delivered fully vacant, this property presents a rare owner-user opportunity. Conveniently situated in Bay Shore, NY, the building features three drive-ins, ample parking, and a partially HVAC equipped interior with 12'6" ceiling heights.

Exclusively represented by:

**Michael Gronenthal**

Licensed Associate Real Estate Broker  
516.439.6789 Email: michael.gronenthal@elliman.com

# PROPERTY DETAILS

9-13 Pine Aire Drive | Bay Shore, New York 11706

Sale Price

**\$2,700,000**

## Location Information

Street Address	9-13 Pine Aire Drive
City, State, Zip	Bay Shore, NY 11706
County	Suffolk
Township	Islip

## Building Information

Building Size	10,000 SF
HVAC	Partially
Heating	Oil
Loading	Three (3) Drive Ins
Power	200 Amps
Ceiling Heights	12'6 Clear
Sprinklers	None

## Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	IND 1
Lot Size	0.65 Acres
Sanitary	Septic
Parking	Ample
Curb Cuts	One (1)

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ONLY ONLY



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# ADDITIONAL PHOTOS

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# ADDITIONAL PHOTOS

9-13 Pine Aire Drive | Bay Shore, New York 11706



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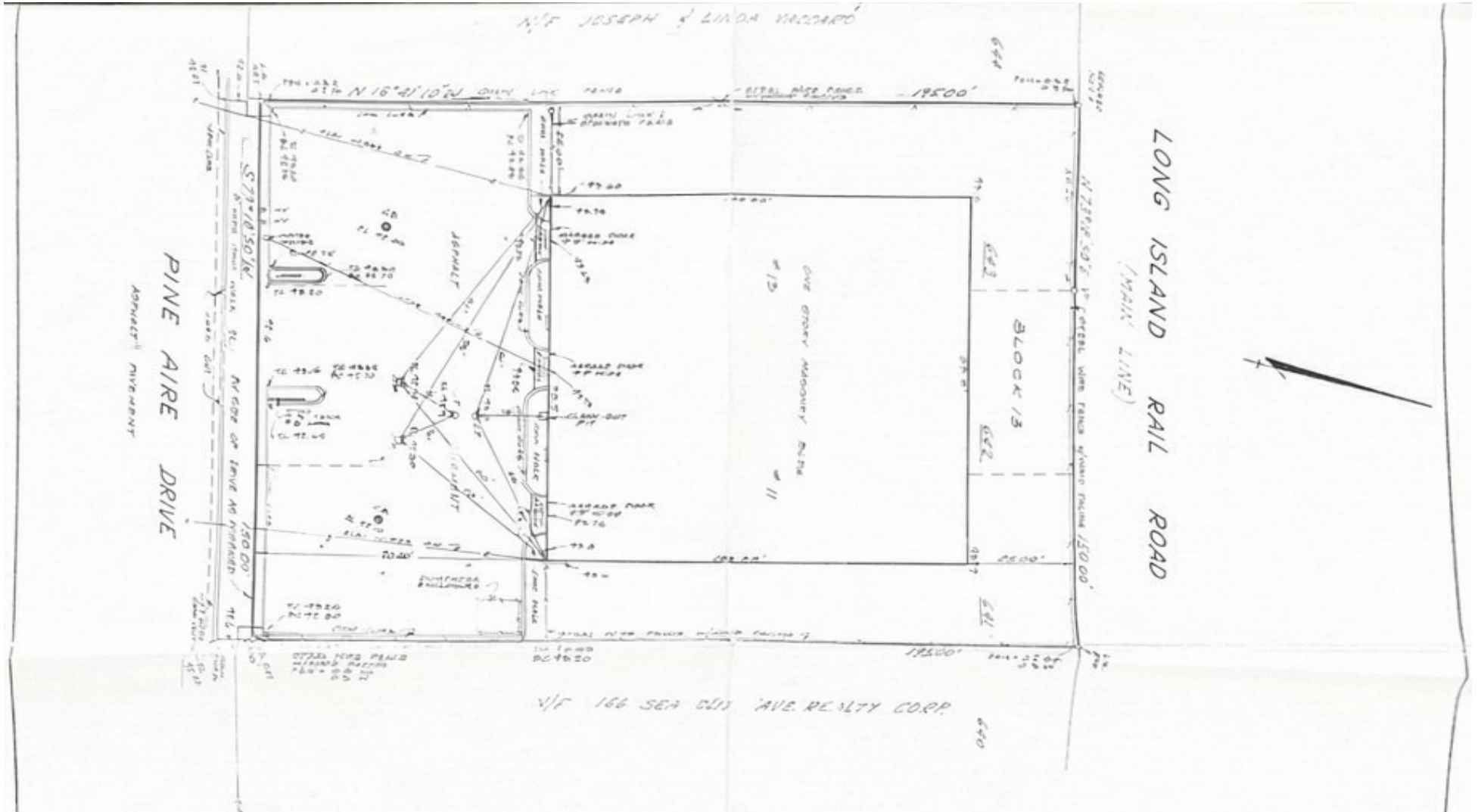
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# PROPERTY SURVEY

9-13 Pine Aire Drive | Bay Shore, New York 11706



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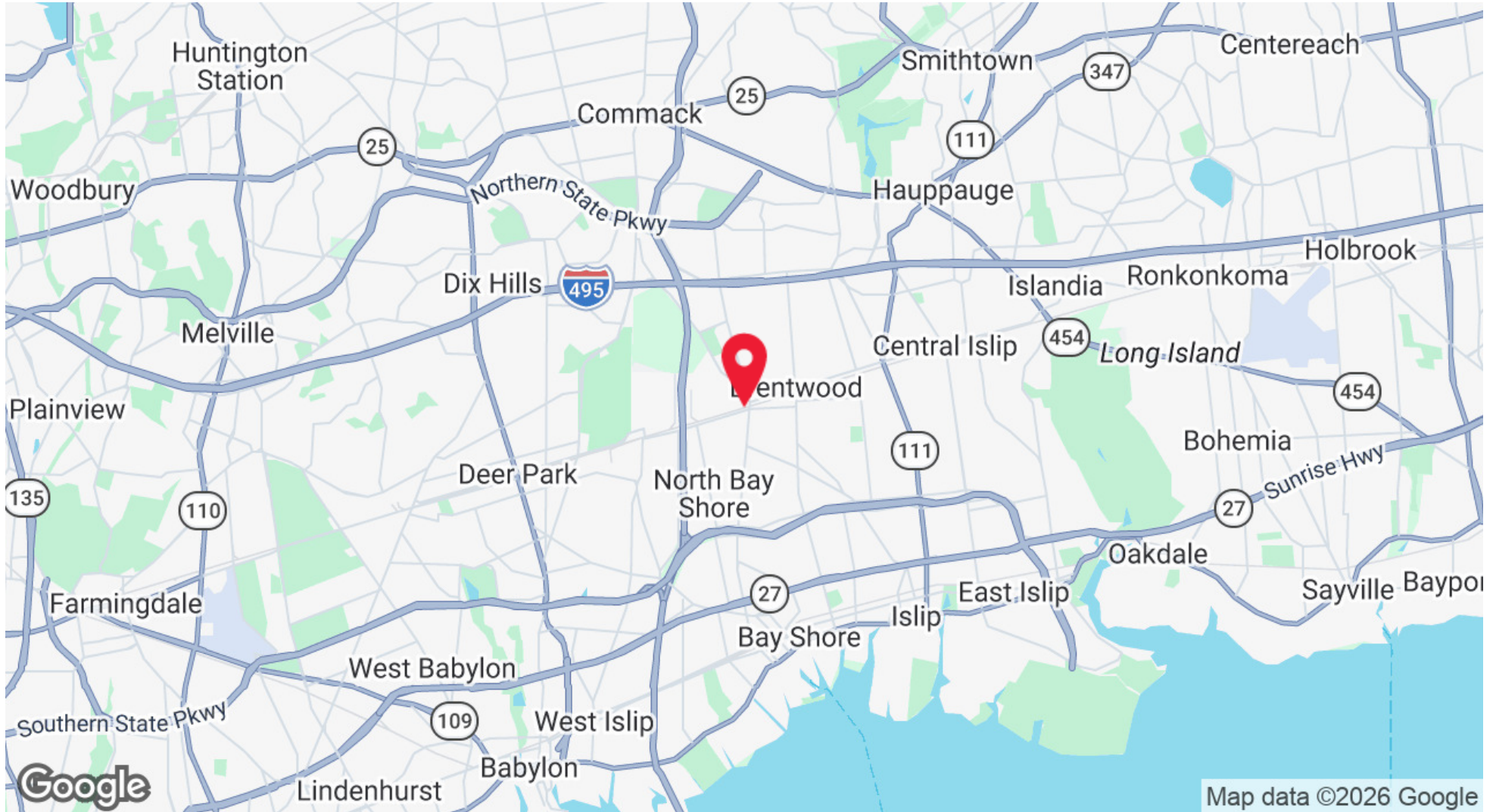
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# REGIONAL MAP

9-13 Pine Aire Drive | Bay Shore, New York 11706



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# DEMOGRAPHICS MAP & REPORT

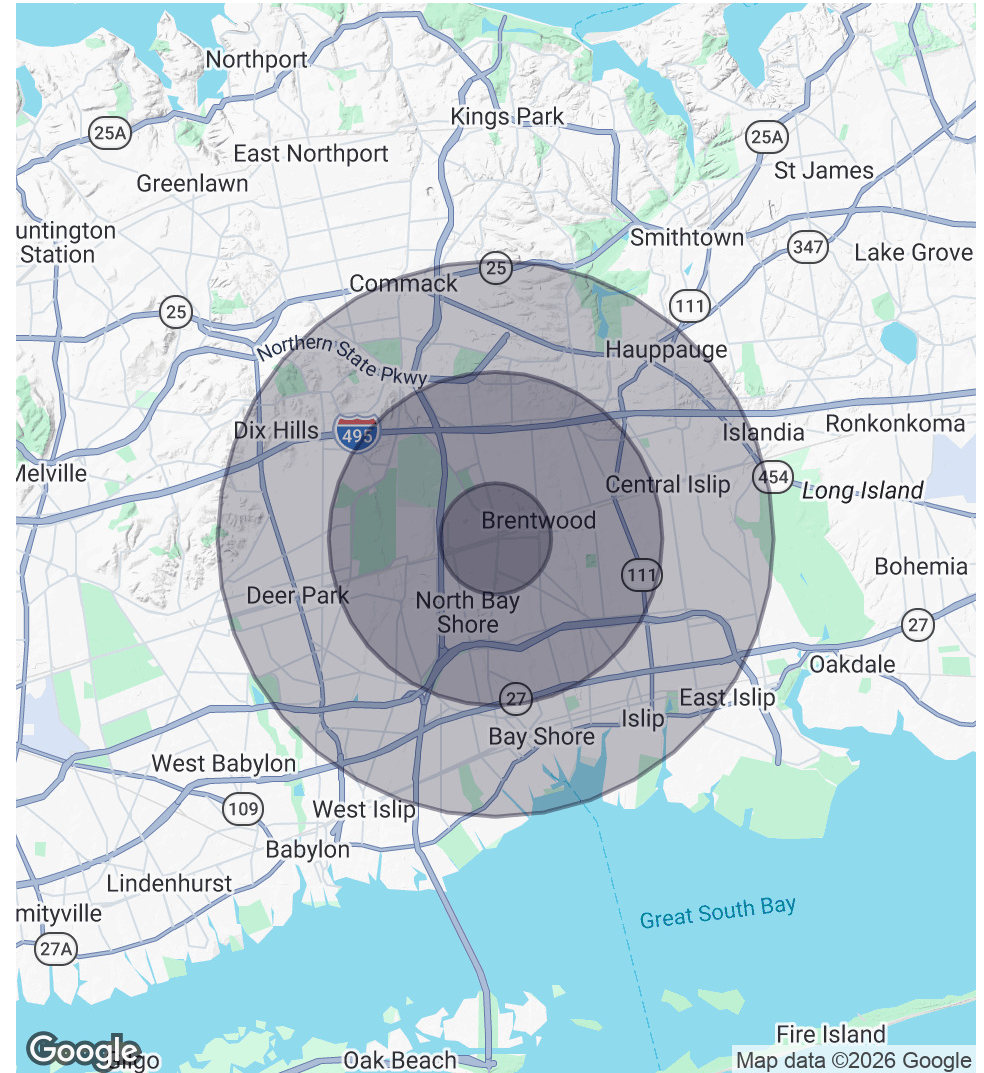
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	20,271	129,812	283,509
<b>Average Age</b>	35	37	40
<b>Average Age (Male)</b>	35	37	39
<b>Average Age (Female)</b>	36	38	41

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	4,320	31,707	82,663
<b># of Persons per HH</b>	4.7	4.1	3.4
<b>Average HH Income</b>	\$150,749	\$153,440	\$162,594
<b>Average House Value</b>	\$539,642	\$502,661	\$558,122

2020 American Community Survey (ACS)



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## **We Are Commercial Real Estate**

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