



**00 RAJON ROAD,
BAYPORT, NY**

**49,681 SF
AVAILABLE
FOR SALE**

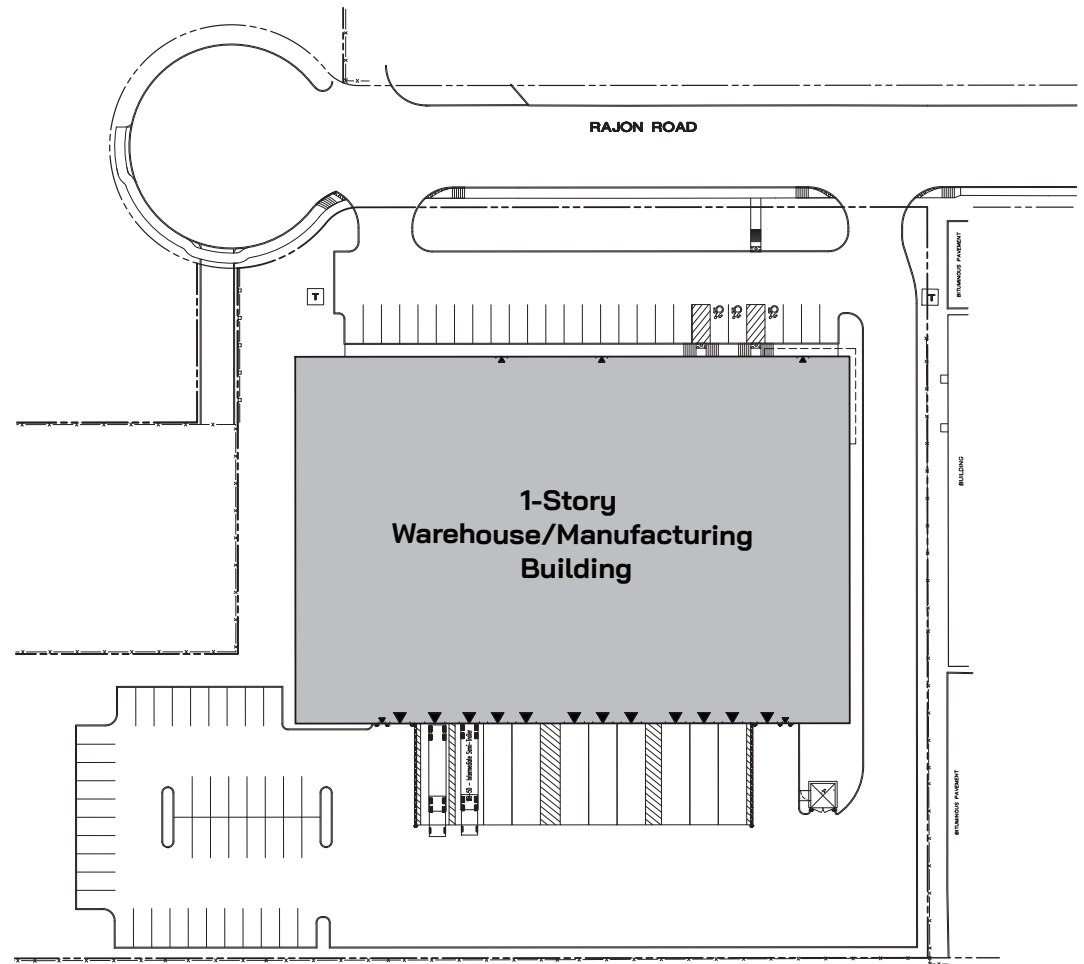


NEWMARK

Property Overview

Size	49,681 SF
Office	Built to Suit
Dimensions	273' x 180'
Clear Height	36'
Lot Size	3.26 Acres
Zoning	Industrial 1 District (IND1)
Column Spacing	40' x 60'
Loading Docks	10
Speed Bays	60'
Drive-In Doors	2
Car Parking	71 spaces (4) total EV parking stalls
Sprinklers	ESFR
Lighting	LED
Sewers	Municipal
Pricing Guidance	\$6,000,000 (~\$1,840,000 / AC)

Site Plan



DARR Construction Equipment Corporation has a lease in-place through 8/31/27 with a one time right to cancel on 5/31/27 giving the tenant 90-days' notice"

Property Description



Zoning Regulations

REGULATIONS	REQUIRED	APPROVED
Minimum Lot Area	20,000 SF	142,110 SF
Minimum Lot Width	100 Ft	340'
Max Building Height	60 Ft / 4 Stories	44' (High point of Roof) 48.5' (Top of Parapet)
Max Floor Area Ratio	35%	35%

Industrial 1 District – Principal Permitted Uses

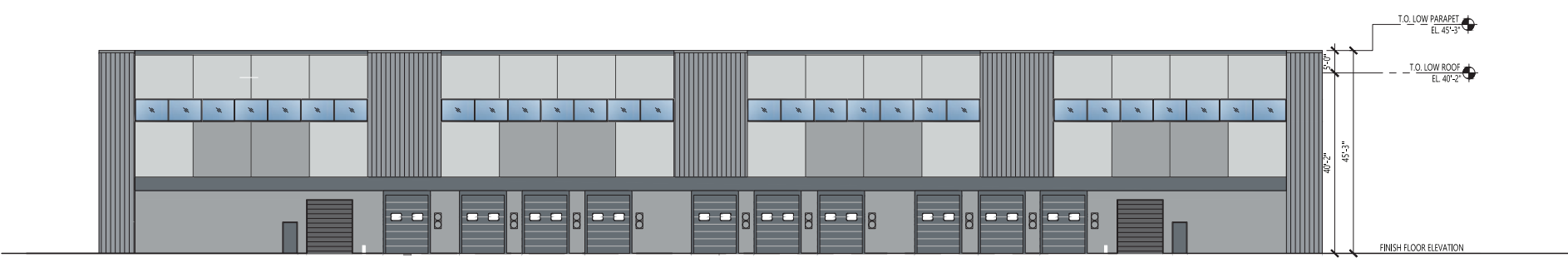
- Office / medical office.
- Manufacturing and warehouse uses, including but not limited to:
 - Printing plants.
 - Mini storage warehouses.
 - Wholesale establishments.
 - Cold-storage facility.
 - Cannabis manufacturing, cultivation, processing, and distribution.
- Health clubs.
- Agricultural use.
- Municipal park / recreation building.
- Indoor storage and sales of vehicles.

Property Elevation & Construction Timeline

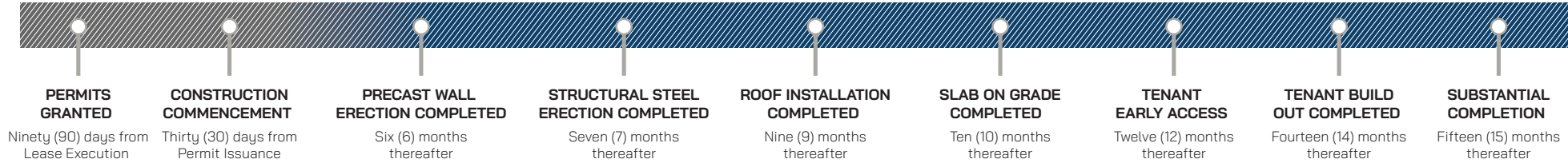
North Elevation



South Elevation



Timeline of Construction



Location Overview

I-495
3.4 Miles

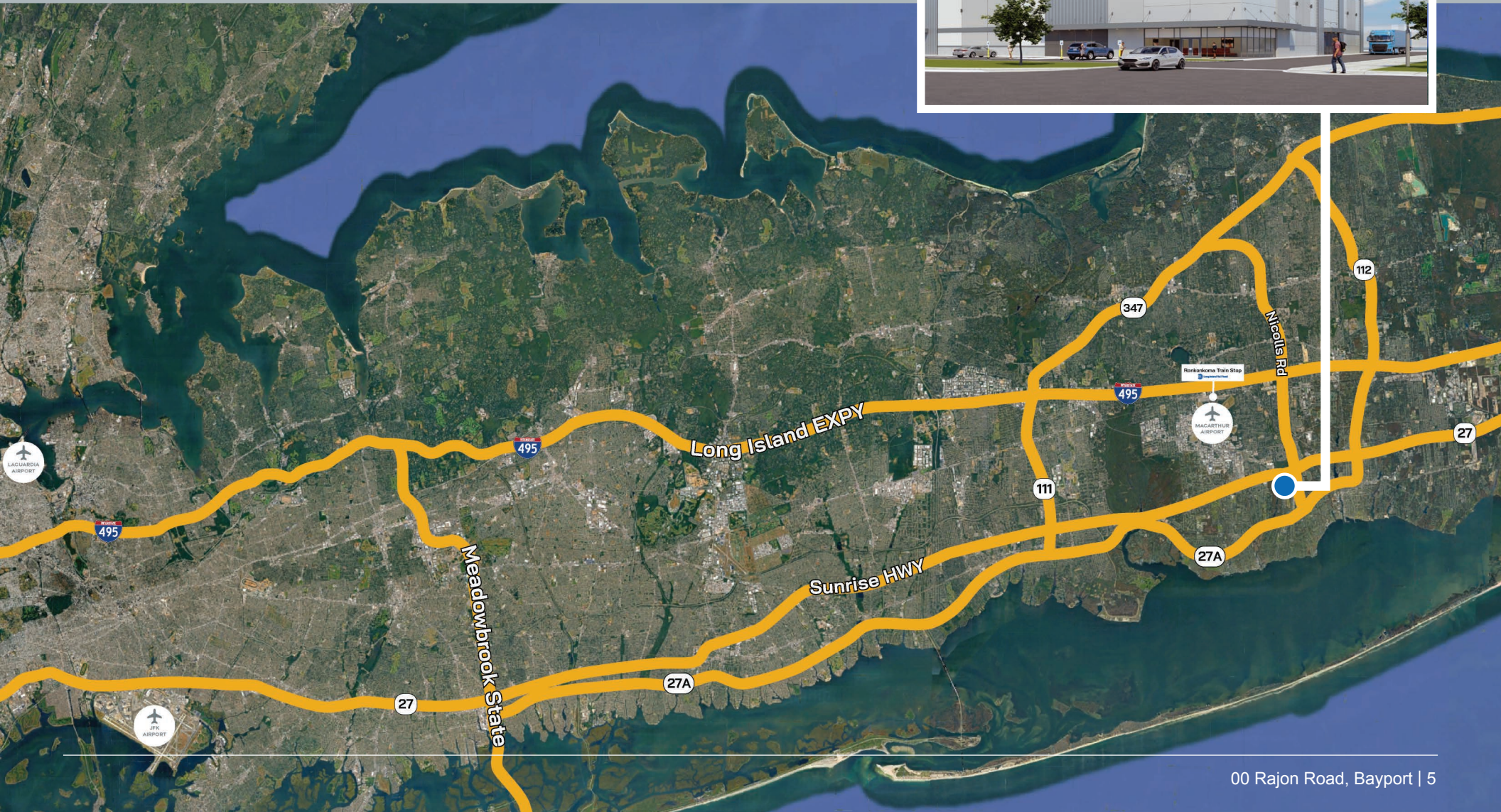
MacArthur Airport
4.8 Miles

J.F.K. Airport
39.4 Miles

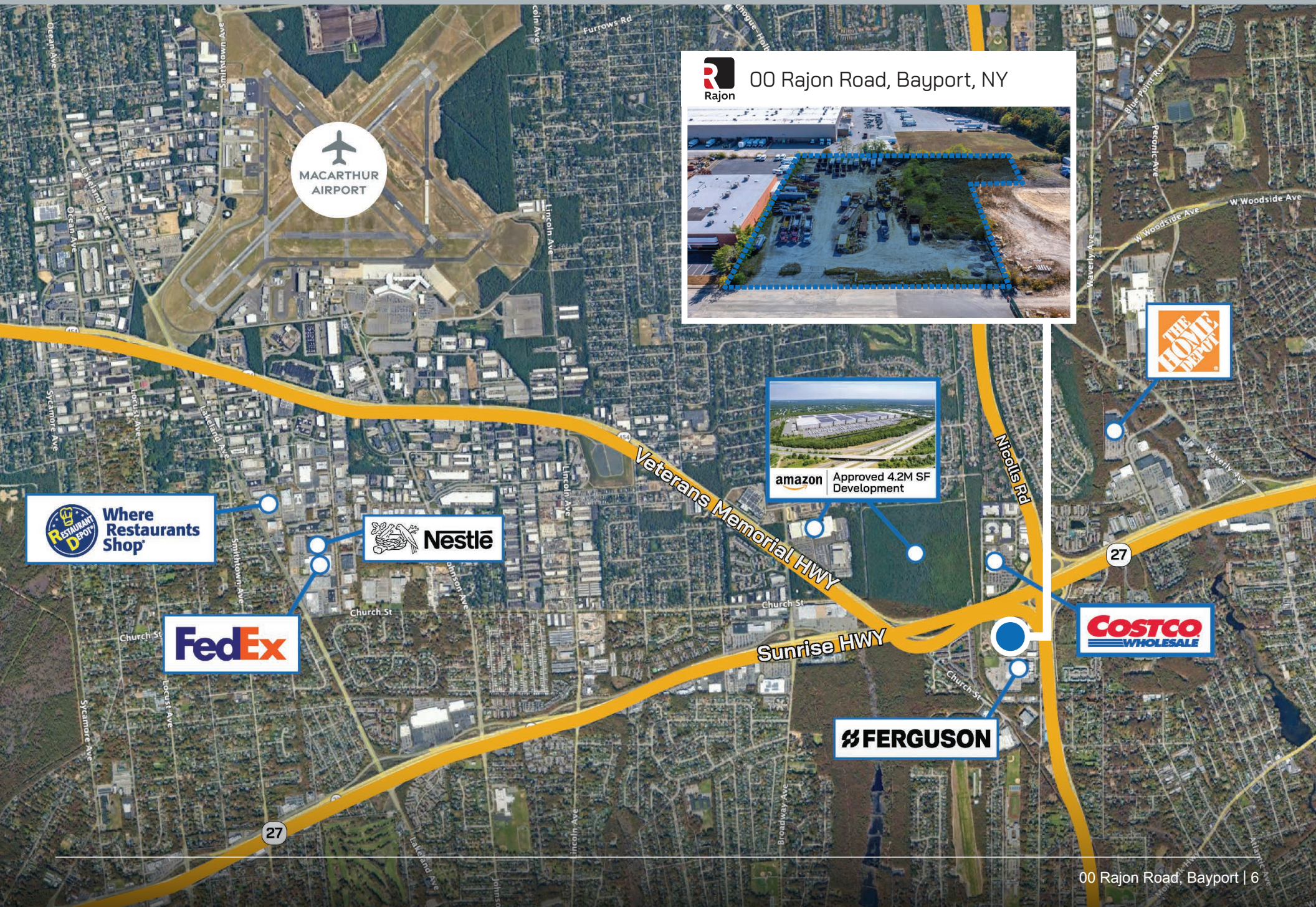
Sunrise Highway
On

LaGuardia Airport
43.2 Miles

LIRR - Ronkonkoma
3.9 Miles



Aerial View & Major Tenants in Proximity (within a 3.1 m radius)



Market Profile

POPULATION	3 Miles	5 Miles	10 Miles
2028 Projection			
Total Population	85,348	169,129	562,965
2023 Estimate			
Total Population	84,755	168,447	558,610
2020 Census			
Total Population	83,360	168,137	562,409
2010 Census			
Total Population	85,003	171,542	563,696
Daytime Population			
2023 Estimate	73,259	158,021	473,695

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2028 Projection			
Total Households	32,132	61,675	194,318
2023 Estimate			
Total Households	31,712	61,098	192,019
Ave. (Mean) Household Size	2.6	2.7	2.9
2020 Census			
Total Households	31,433	60,699	190,592
2010 Census			
Total Households	30,701	60,066	187,152

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2023 Estimate			
\$250,000 or More	8.8%	8.9%	9.3%
\$200,000-\$249,999	6.9%	6.4%	6.7%
\$150,000-\$199,999	12.1%	12.6%	12.8%
\$125,000-\$149,999	9.2%	9.7%	9.8%
\$100,000-\$124,999	11.6%	12.0%	12.0%
\$75,000-\$99,999	13.8%	13.7%	13.4%
\$50,000-\$74,999	13.3%	13.3%	13.6%
\$35,000-\$49,999	6.8%	7.2%	7.5%
\$25,000-\$34,999	5.0%	4.8%	4.7%
\$15,000-\$24,999	5.1%	4.8%	4.7%
Under \$15,000	7.3%	6.6%	5.7%
Average Household Income	\$135,098	\$135,337	\$138,379
Median Household Income	\$97,452	\$99,245	\$101,006
Per Capita Income	\$50,721	\$49,261	\$47,756

Source: Data transcribed from provided demographic report image.

**For More Information,
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