TRIPOINT
REAL ESTATE

Bay Shore NY 11706

41 Degnon Blvd

Prime Flex Commercial Opportunity

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EXECUTIVE SUMMARY

PRIME FLEX COMMERCIAL OPPORTUNITY

TRIPOINT REAL ESTATE

Tripoint Real Estate is pleased to exclusively represent **41 Degnon Blvd, Bay Shore**. Situated in one of Bay Shore's most strategically located industrial corridors, this freestanding building benefits from prime proximity to South Shore University Hospital, Fire Island ferries, Bay Shore Main Street, and both the Islip and Bay Shore LIRR stations.

Modern sheetrock and insulation upgrades contemporary LED lighting package configured with four drive-in doors, this asset offers tremendous operational flexibility, easily accommodating a wide array of industrial.

PROPERTY SUMMARY

41 Degnon Blvd, Bay Shore	
Available Space:	± 4,300 SF
Clear Height:	± 13'
Drive Ins:	1
Zoning:	IND1
Town:	Islip
County:	Suffolk
Lease Price:	**Inquire**

Bay Shore is also served by the LIRR's Bay Shore station, and South Shore University Hospital remains one of the area's major institutional anchors in Bay Shore. Together, these features support employee access, business visibility, and year-round activity in the surrounding market. .


AERIAL PROPERTY OVERVIEW


EXIT
CLOUD9


HUSKY

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