

1515 Fifth Industrial Ct

Bay Shore, NY 11706



CONFIDENTIALITY & DISCLAIMER

The information contained in this offering memorandum (the “Offering Memorandum”) is proprietary and strictly confidential. This Offering Memorandum has been prepared by and is the property of Tripoint Real Estate and has been reviewed by the owner of the property (the “Owner”). It is furnished solely for the purpose of review by prospective purchasers of the property and may not be used for any other purpose or made available to any other person without the express written consent of the Owner or Tripoint Real Estate. By accepting this Offering Memorandum, the recipient agrees to return it to Tripoint Real Estate or the Owner immediately upon request. No portion of this Offering Memorandum may be copied, reproduced, or disclosed to any person without the prior written authorization of the Owner or Tripoint Real Estate, and each prospective purchaser and/or broker proceeds entirely at its own risk.

The recipient agrees to keep this Offering Memorandum and all related documents, materials, studies, analyses, leases, brochures, computer output, and other information concerning the property (collectively, the “Evaluation Material”) strictly confidential. Certain Evaluation Material, including leases and financial information, is described in summary form only. Such summaries do not purport to be complete or accurate descriptions of the full agreements involved and do not constitute a legal, financial, tax, or other professional analysis of such documents.

The information contained herein has been compiled from sources deemed to be reliable; however, neither the Owner nor Tripoint Real Estate makes any representation or warranty, express or implied, as to the accuracy, veracity, or completeness of the information provided, and each expressly disclaims any and all liability for representations or warranties, express or implied, contained in this Offering Memorandum or the Evaluation Material, or for any omissions therefrom. Financial projections, assumptions, estimates, and other forward-looking information contained herein are provided for general reference purposes only, shall not be relied upon, and are subject to change due to market conditions, economic factors, and other circumstances beyond the control of the Owner and Tripoint Real Estate. The Owner and Tripoint Real Estate shall have no obligation to update or supplement the information contained herein.

Each prospective purchaser must conduct its own independent investigation, analysis, and due diligence concerning the property and the proposed transaction, including but not limited to legal, tax, environmental, engineering, zoning, and financial matters, and must rely solely upon its own advisors and investigations. This Offering Memorandum does not constitute an offer to sell or a solicitation of an offer to purchase any interest in the property, nor does it constitute an offer of securities. Any transaction shall be subject to the execution of definitive agreements approved by the Owner in its sole discretion. The Property is being offered in its present condition, subject to the terms and conditions set forth in a fully executed definitive agreement.

The Owner and Tripoint Real Estate expressly reserve the right, at their sole discretion, to reject any or all offers, to terminate negotiations with any party at any time, to negotiate with one or more prospective purchasers simultaneously, and to withdraw the property from the market without notice. This Offering Memorandum is subject to errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the property. In no event shall any prospective purchaser have any claim against the Owner, Tripoint Real Estate, or any of their respective affiliates, officers, owners, shareholders, employees, or agents for any damages, liability, or causes of action arising from this solicitation process or the marketing or sale of the property. The terms and conditions set forth herein apply to this Offering Memorandum in its entirety. Any photographs, renderings, maps, or visual depictions contained herein are provided for illustrative purposes only and may not reflect current conditions.

EXECUTIVE SUMMARY

Tripoint Real Estate is pleased to exclusively represent 1515 Fifth Industrial Court in Bay Shore for lease, a multi-tenant asset positioned within a well-established industrial submarket in Suffolk County.

The property consists of approximately 32,500 square feet on a ±1.57-acre lot, offering functional industrial features including five drive-in doors and 16-foot clear heights, making it suitable for a range of light industrial, warehouse, or flex uses.



PROPERTY SUMMARY

Total Building Size:	± 32,500 SF
Acre Lot:	± 1.57
Drive Ins:	5
Clear Height:	16'
Available SF	+/- 5,500 SF
Lease Price:	Inquire

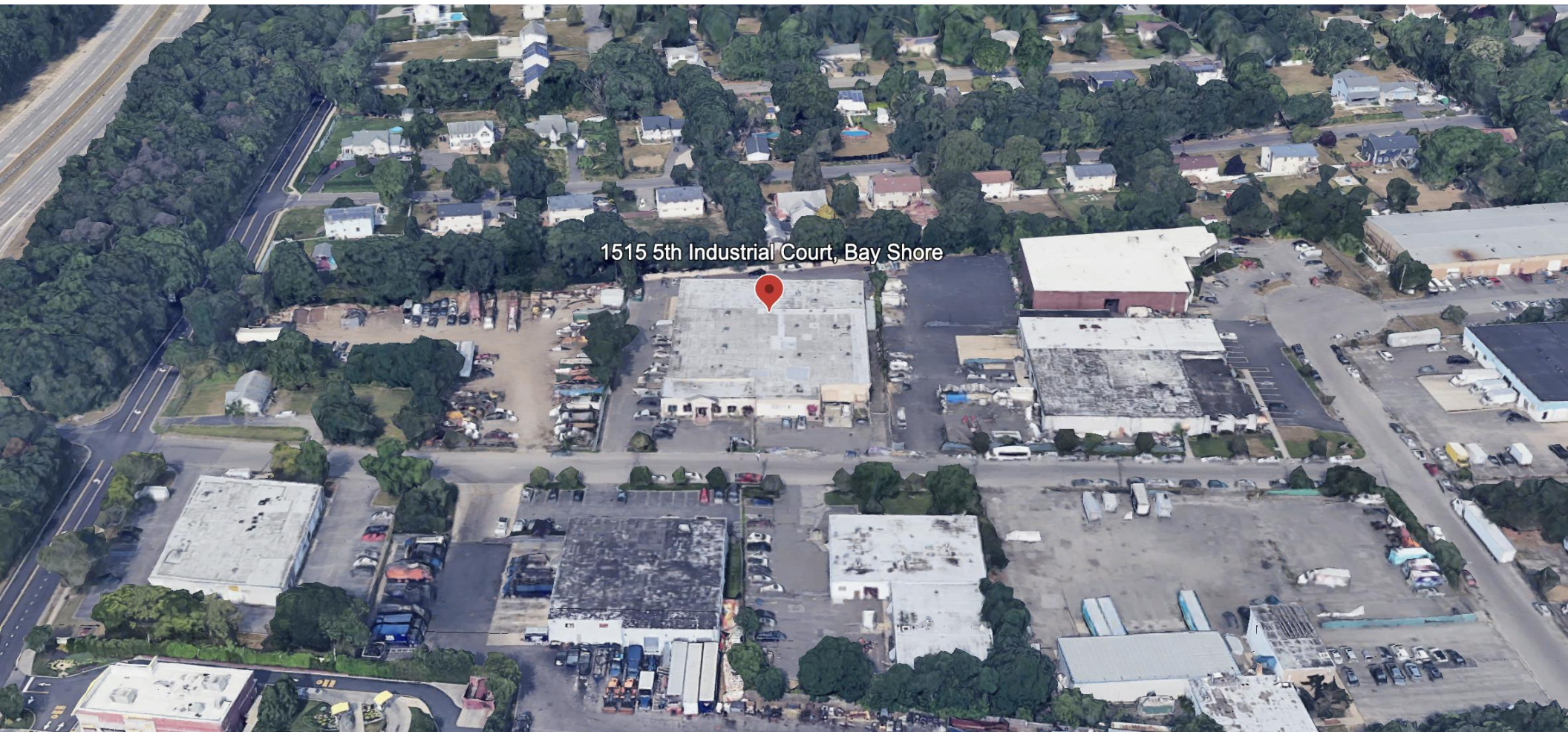
ADDITIONAL DETAILS

Zoning:	IND1
Tenancy:	Multi
Town:	Islip
County:	Suffolk
Market:	Long Island (New York)

NEIGHBORHOOD OVERVIEW

1515 Fifth Industrial Court – Bay Shore, NY 11706

The immediate area is characterized by a **dense concentration of industrial and commercial properties**, supporting a wide range of uses including warehousing, light manufacturing, contractor yards, and distribution. This clustering of similar uses enhances operational efficiency and tenant demand. The location also benefits from **proximity to residential neighborhoods**, providing access to a local labor pool, while still maintaining separation typical of light industrial zoning



Property Photographs



Property Photographs



Property Photographs



CONTACT EXCLUSIVE AGENTS

Christopher Cardenas
631.678.5929
chris@tripointre.com

Jonathan Cardenas
631.559.8407
jon@tripointre.com

Jordan Cardenas
631.219.9277
jordan@tripointre.com

Tripoint Real Estate is a full-service commercial brokerage committed to delivering exceptional outcomes for property owners, investors, and developers. Our team combines deep market intelligence with strategic foresight to position assets for maximum value in the NYC Metro and Long Island markets.

We provide comprehensive advisory at every stage – from asset evaluation and market positioning to targeted outreach, negotiation, and closing – ensuring our clients’ goals are met with precision, efficiency, and discretion.