TRIPOINT
REAL ESTATE

Bay Shore NY 11706

# 241 SKIP LANE

Prime Industrial Opportunity

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# EXECUTIVE SUMMARY

PRIME INDUSTRIAL OPPORTUNITY

TRIPOINT REAL ESTATE

**Tripoint Real Estate** is pleased to exclusively present the offering of **241 Skip Lane, Bay Shore** an approximately 16,587-square-foot industrial property situated on a 1.38-acre site within the Long Island industrial market.

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The property is zoned IND1 and is configured for multi-tenancy, presenting flexibility for owner-users, investors, or tenants seeking space in a strong Long Island logistics and distribution corridor. Strategically positioned in Bay Shore, the asset benefits from access to major transportation routes making it attractive for warehouse, distribution, manufacturing, or service-oriented industrial uses.

## PROPERTY SUMMARY

| 241 Skip Lane, Bay Shore | |
|---|---|
| **Total Building Size:** | ± 16,587 SF |
| **Lot Size:** | ± 1.38 AC |
| **Clear Height:** | ± 19’3 |
| **Drive-In Doors:** | 4 |
| **Taxes:** | ± $42,397.98 |
| **Sale Price:** | **$5,750,000** |

**WAREHOUSE INTERIOR**

± 19’3 Clear Height

WAREHOUSE / STORAGE AREA


WAREHOUSE INTERIOR

**FENCED OURDOOR YARD**

Secured Industrial Yard Area

# CONTACT EXCLUSIVE AGENTS


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