

For Lease

2,500 - 5,000 SF | Negotiable
Industrial Space



1565 Sycamore Ave

Bohemia, New York 11716

Property Highlights

- 5,000 SF of warehouse and office
- Can be divided to two 2,500 SF spaces
- 2,500 SF space with office includes heat and AC
- Additional 2500 SF warehouse space includes heat only
- Five off street fenced truck parking spaces

Property Overview

5,000 SF of well-maintained, clean warehouse space, ideal for a range of commercial needs. The property also features modern office space, complete with two restrooms, providing a functional and professional environment for both administrative and operational activities. This versatile space is well-suited for businesses seeking a high-quality facility in a convenient location.

Offering Summary

Lease Rate:	Negotiable
Building Size:	11,000 SF
Available SF:	2,500 - 5,000 SF
Lot Size:	60,167 SF

For More Information

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Property Description

This property offers 5,000 SF of well-maintained, clean warehouse space, perfectly suited for a variety of commercial uses. Additionally, it includes modern office space with two restrooms, creating a professional and functional setting for both administrative tasks and day-to-day operations. The versatile layout makes it an excellent choice for businesses looking for a quality facility in a prime location.

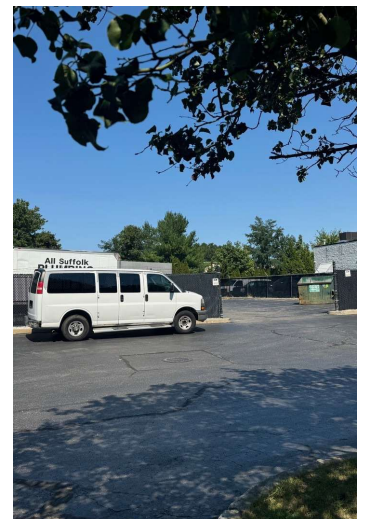
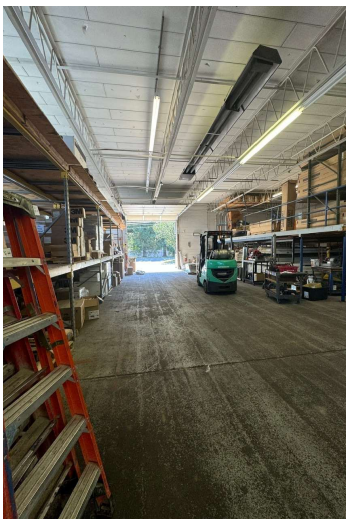
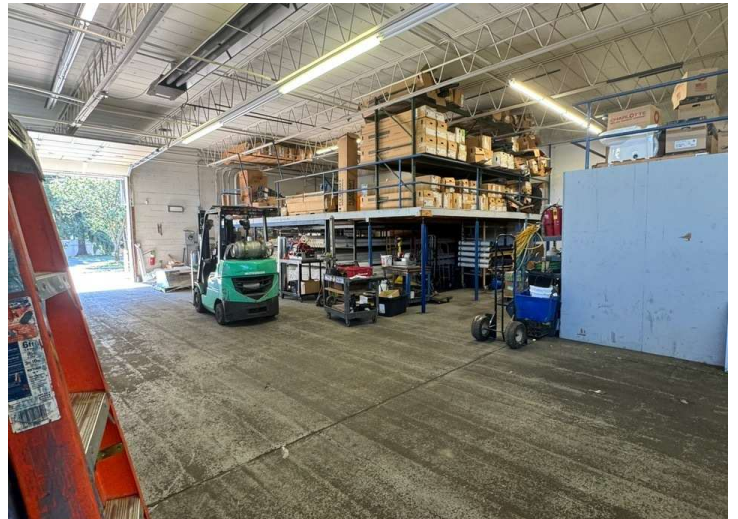
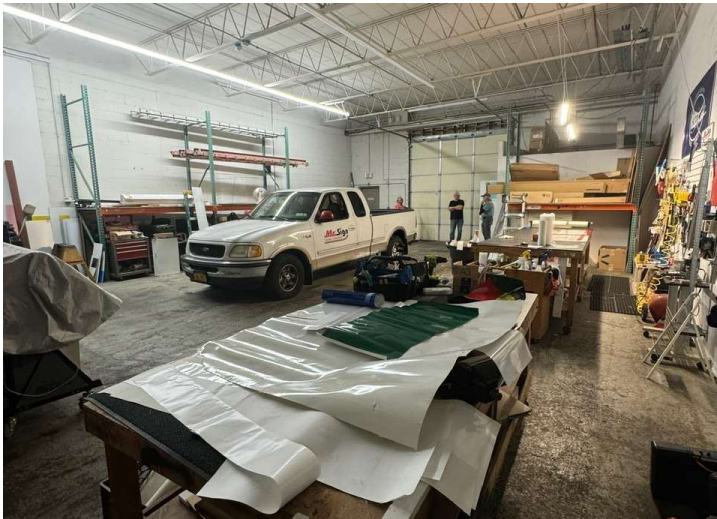
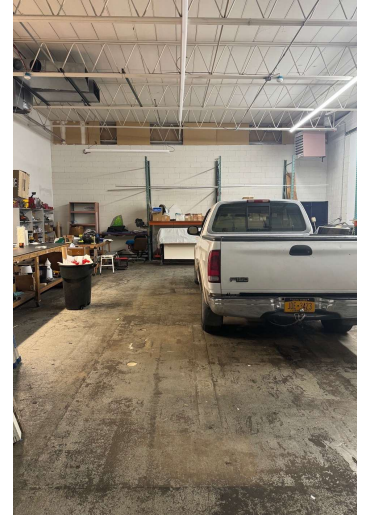
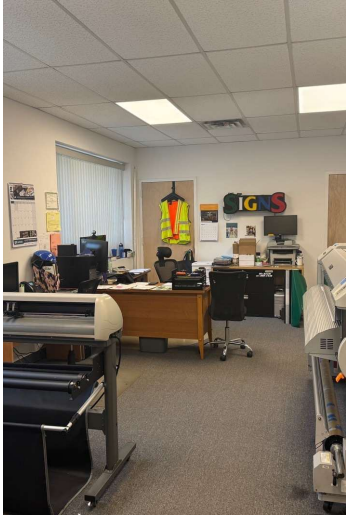
Location Description

Located on Sycamore Ave. just south of Veterans Memorial Highway (NY 454) near Islip McArthur Airport. Easy access to the Long Island Expressway (NY 495) and Sunrise Highway (NY 27).

Parking Description

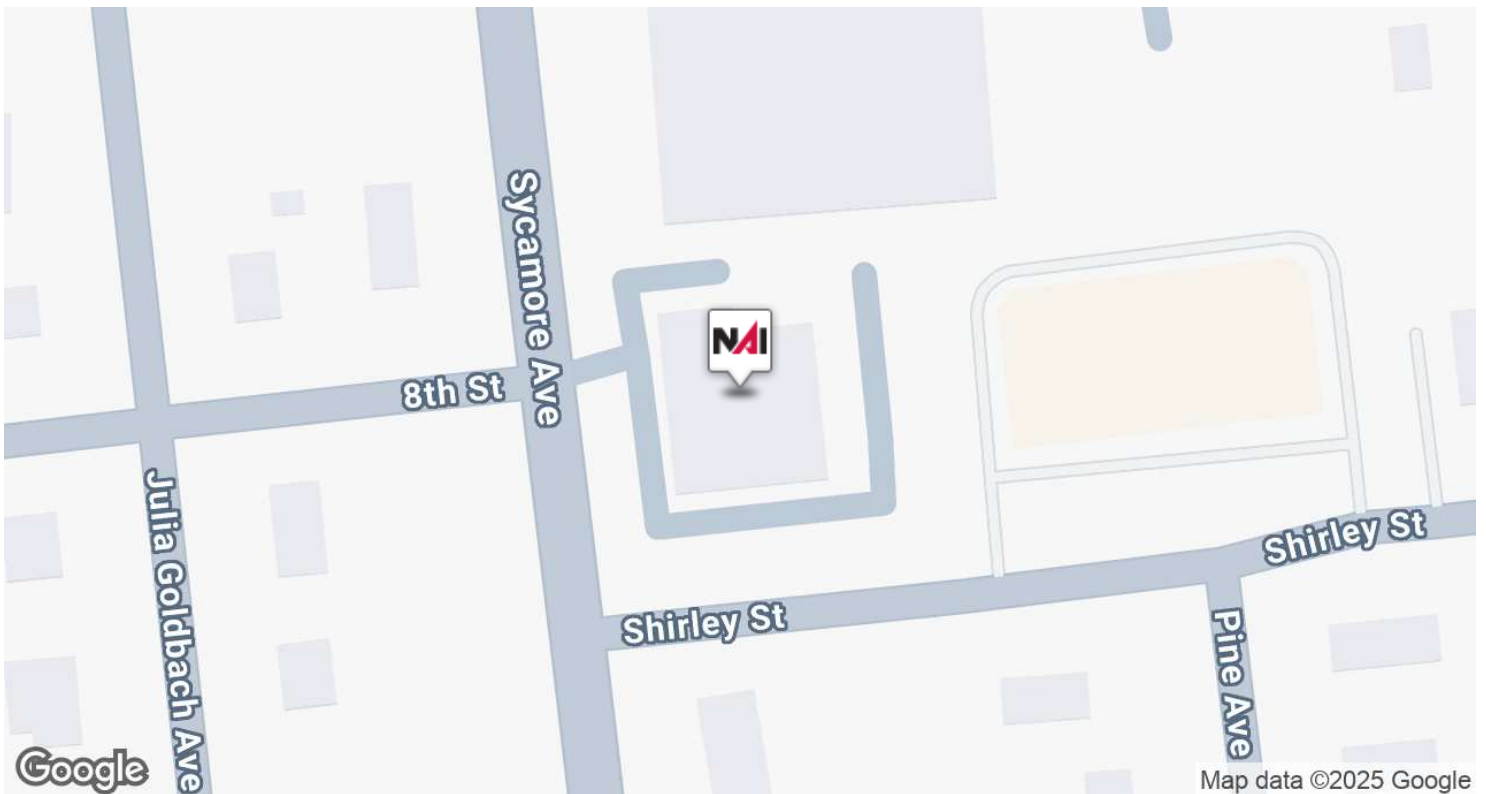
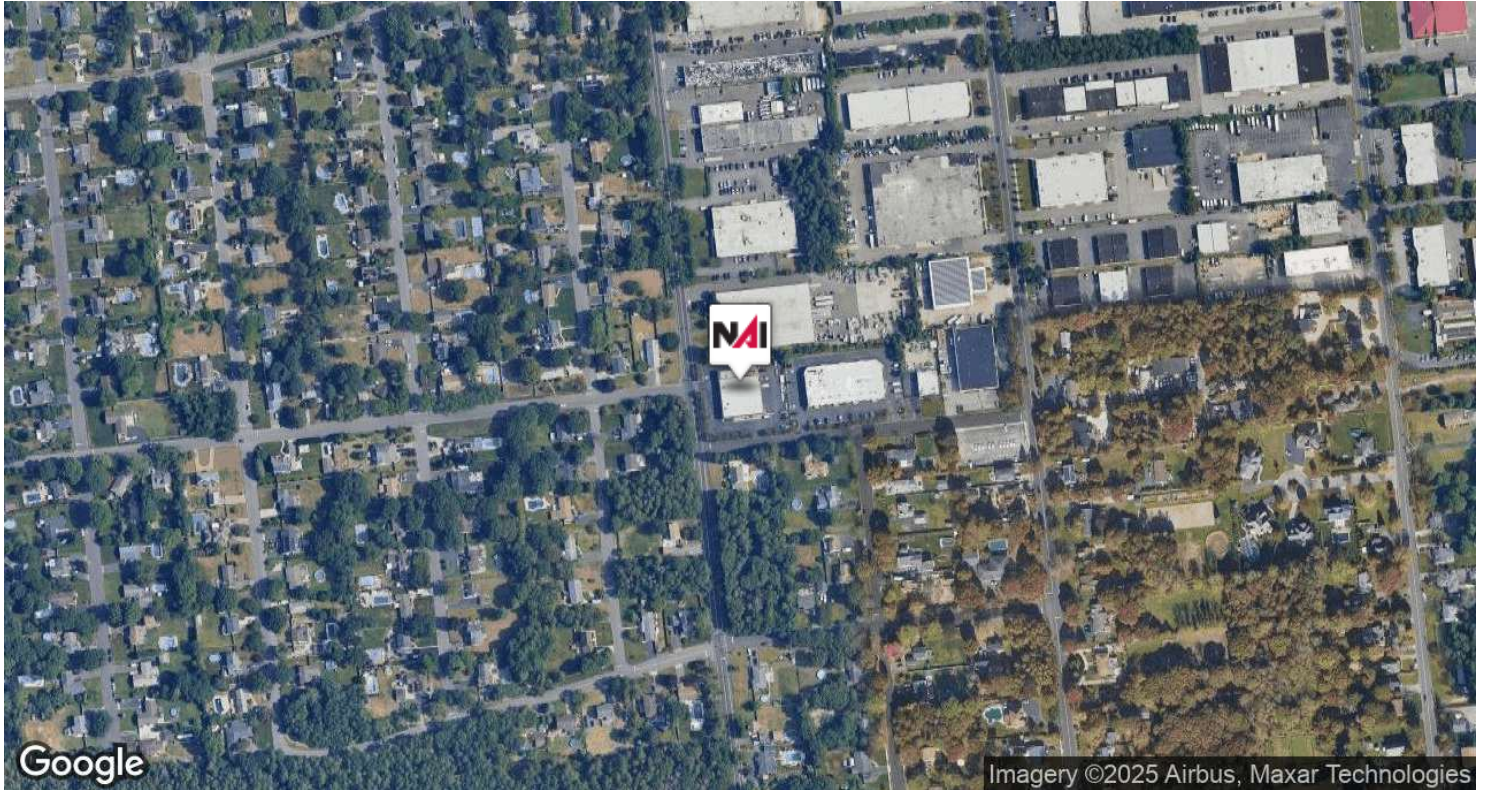
Up to five off street , fenced truck parking spaces.

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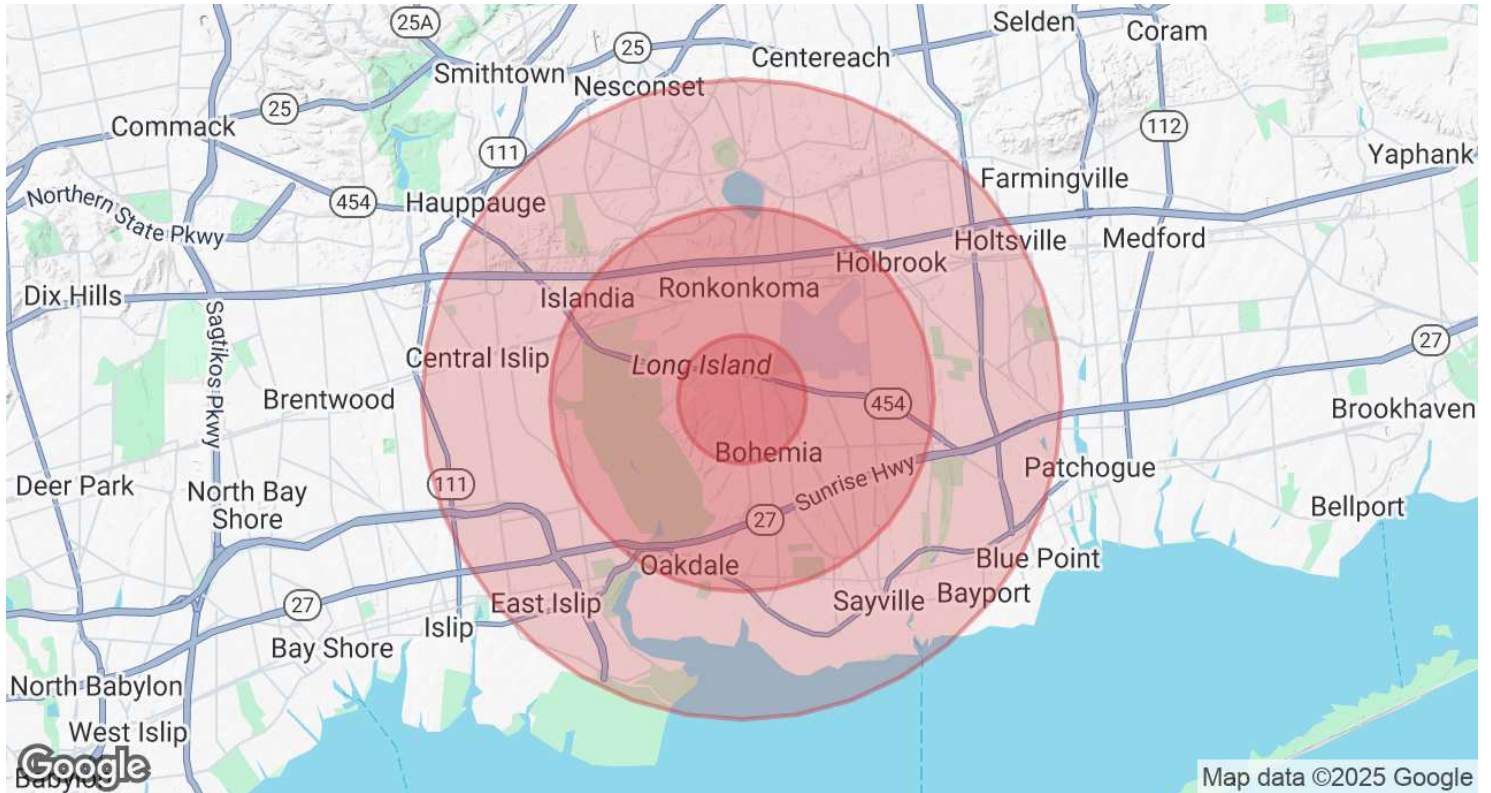
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,750	61,413	215,737
Average Age	42	43	42
Average Age (Male)	41	42	41
Average Age (Female)	43	45	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,311	21,478	73,104
# of Persons per HH	2.9	2.9	3
Average HH Income	\$149,207	\$160,620	\$162,602
Average House Value	\$582,747	\$551,365	\$564,196

Demographics data derived from AlphaMap