

For Lease | Industrial 2 Beaver Dam Rd, Islip, NY

Brand New Construction

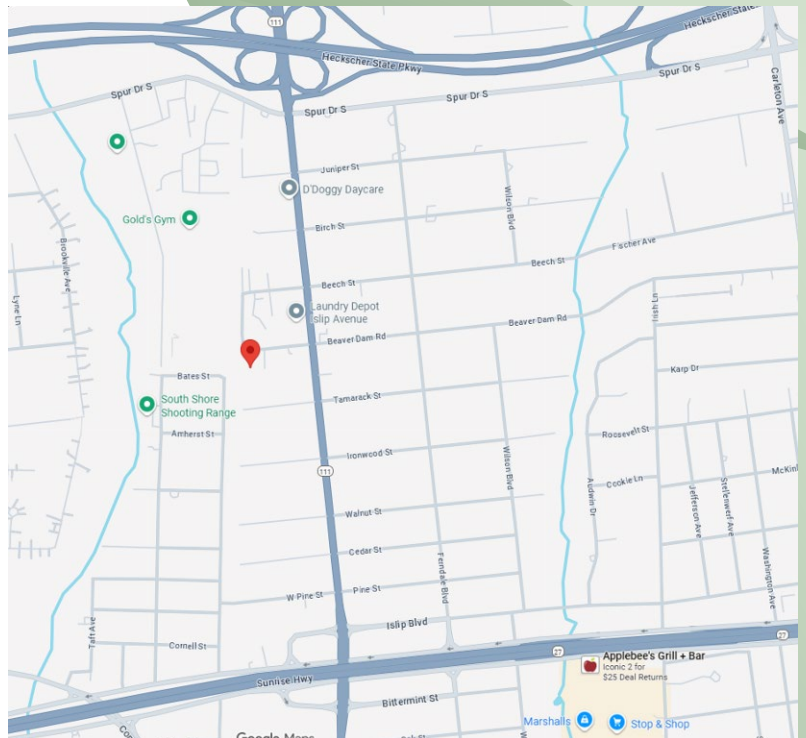
PRICE REDUCED



Building Size: 8,800 sf ±
Lot Size: 0.67 acres ±
Offices: 1,320 sf ±
Ceiling Height: 21 ½' ±
Loading: 2 Drive-Ins (12' x 12')
Heat: Gas
Power: 400 amps

Lease Price: ~~\$ 20 PSF NNN~~ **\$18 PSF NNN**

- Just Off Route 111, North of Sunrise Hwy
- Zoned Industrial 1, Town of Islip
- To Be Completed ± March 2026
- 14 Striped Parking Spots on Plan
- Only 2 Columns in Warehouse
- Connected to Sewers



Exclusive Agent:

Jeremy D. Hackett
Licensed Real Estate Broker
Managing Partner
Cell: (516) 456-0108
jeremy@metrorealtyservices.com

Exclusive Agent:

Michael F. Pisciotta
Licensed Real Estate Salesperson
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METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ info@metrorealtyservices.com

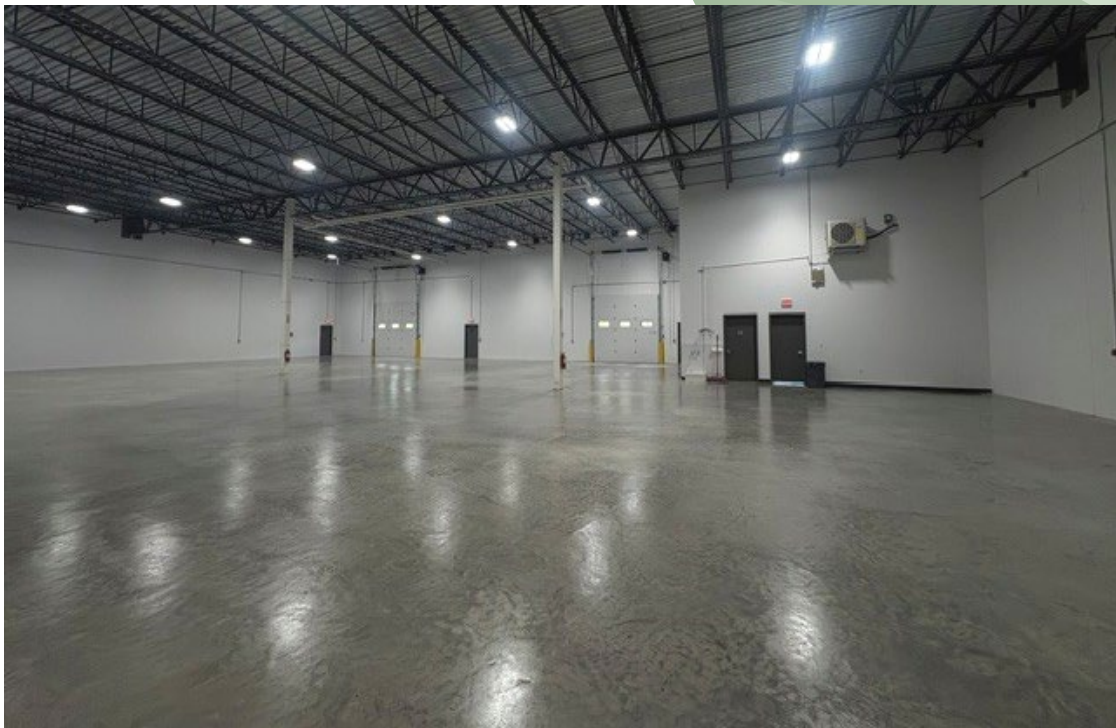
www.metrorealtyservices.com

Modified: 5/8/2026

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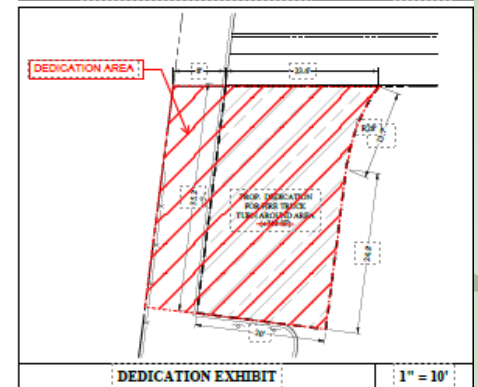
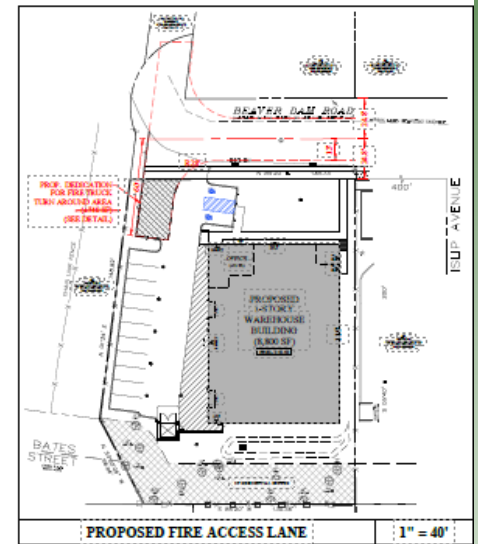
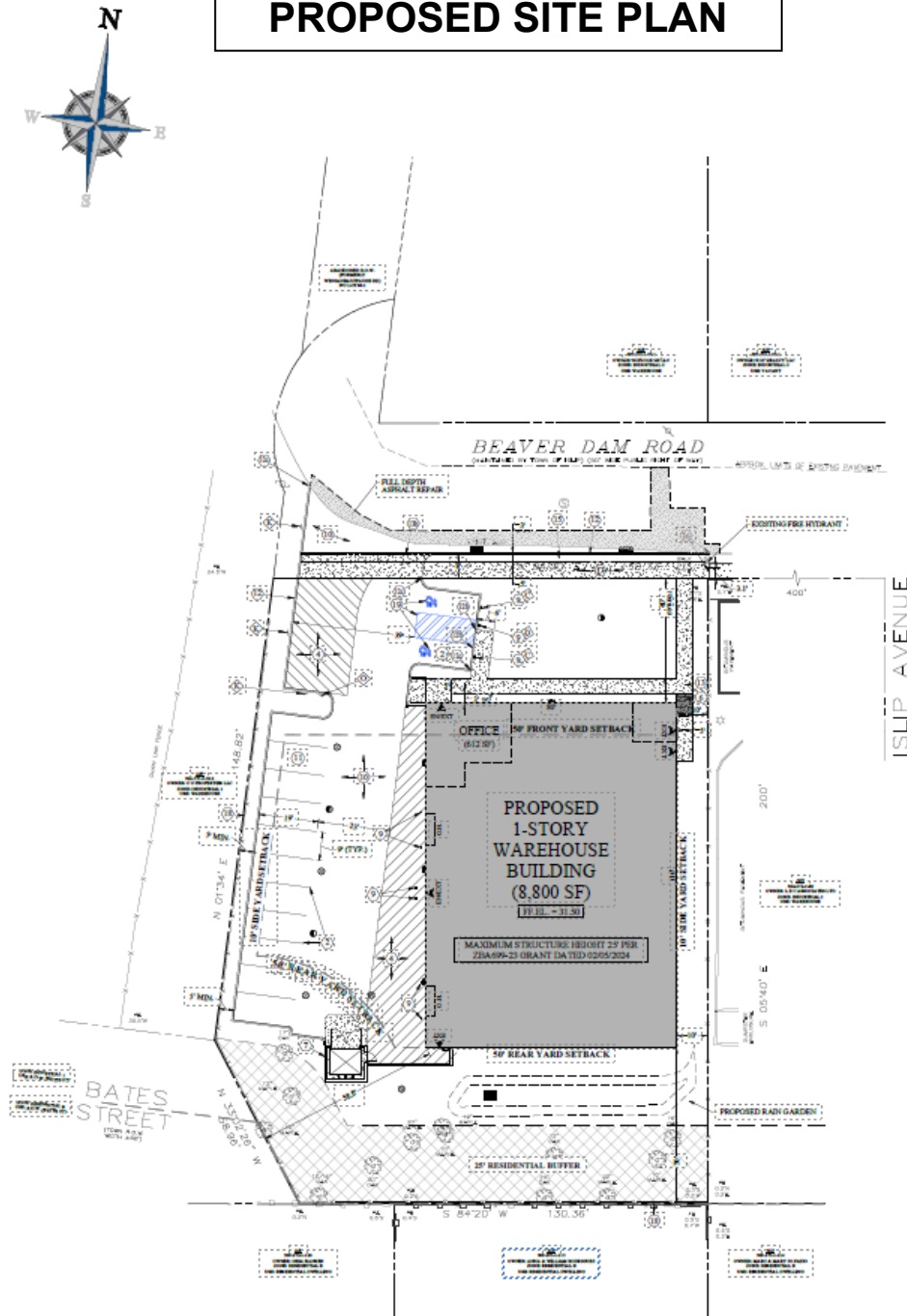
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PROPOSED SITE PLAN



DEDICATION NOTE

Any dedication shall be in compliance with the provisions of the proposed ZONING ORDINANCE, and the person that makes or causes to be made any dedication, shall be deemed to have accepted the same as through the dedication of the property.

PLEASE NOTE THAT SITE PLAN IS IN COMPLIANCE OR RECEIVED APPROPRIATE BOARD RELAXATIONS PRIOR TO THE REQUESTED TURNAROUND DEDICATION. IT HAS BEEN DETERMINED THAT NO ADDITIONAL RELAXATIONS WILL BE REQUIRED DUE TO THE ROADWAY DEDICATIONS FOR THIS PARTICULAR APPLICATION.

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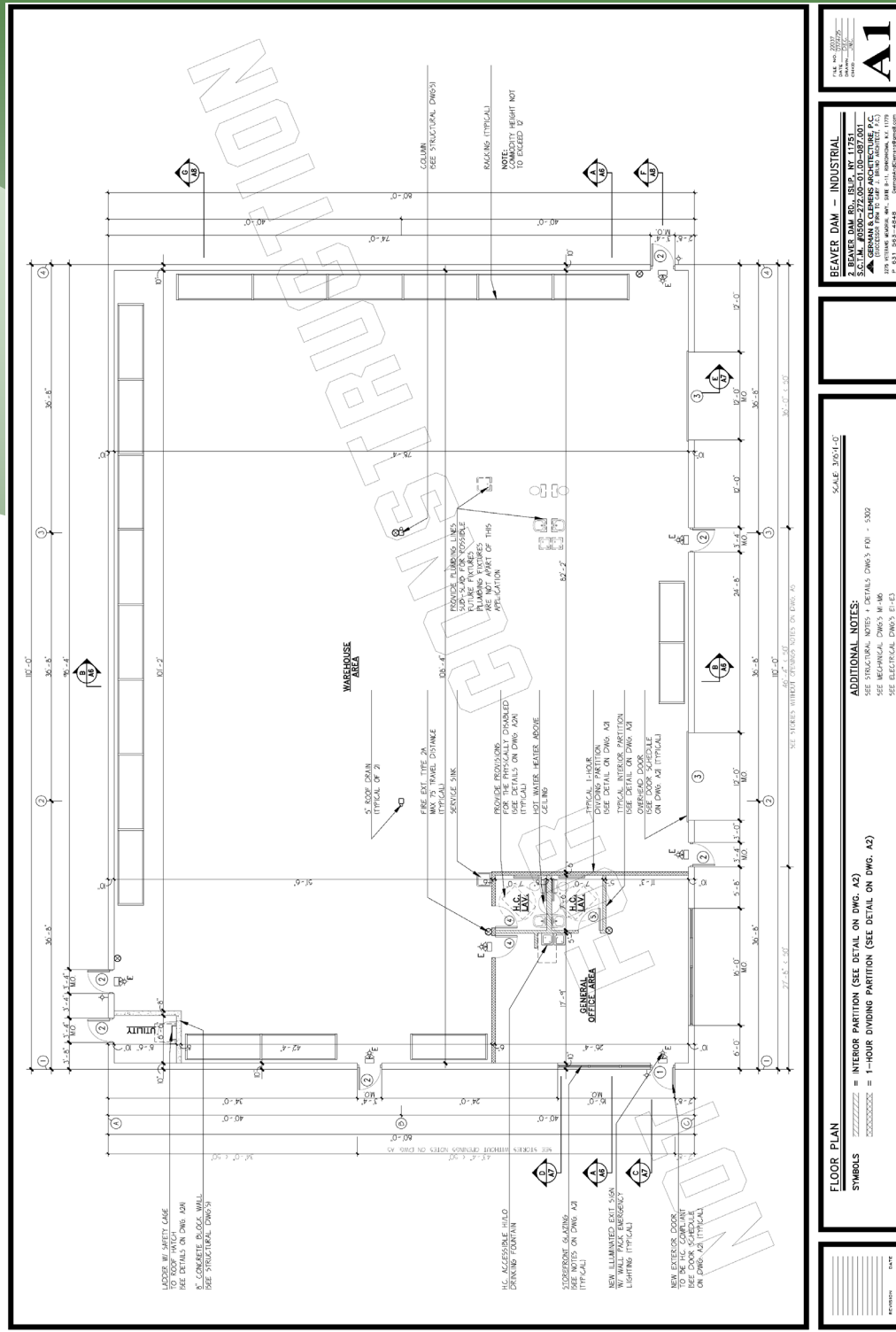
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