

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

PRICE REDUCED

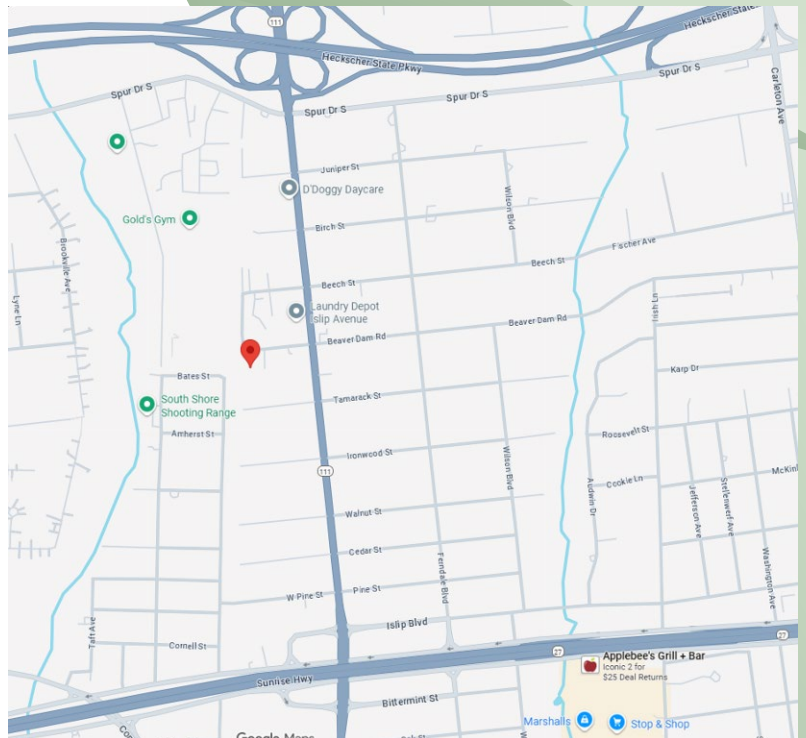
Brand New Construction



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



METRO
REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788
(631) 770-0700 ~ info@metrorealtyservices.com
www.metrorealtyservices.com

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Modified: 2/11/2026

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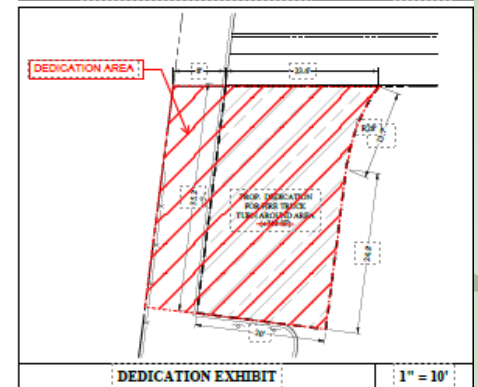
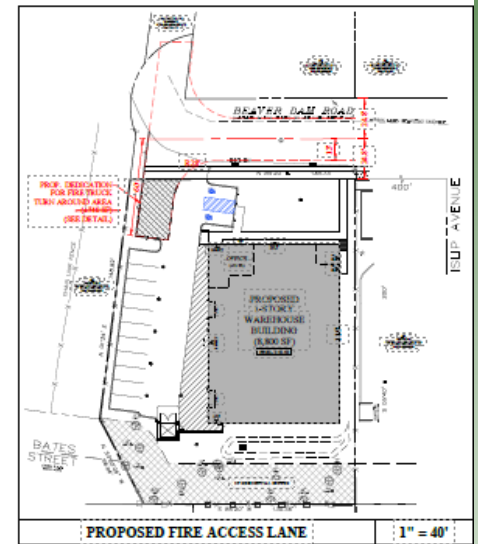
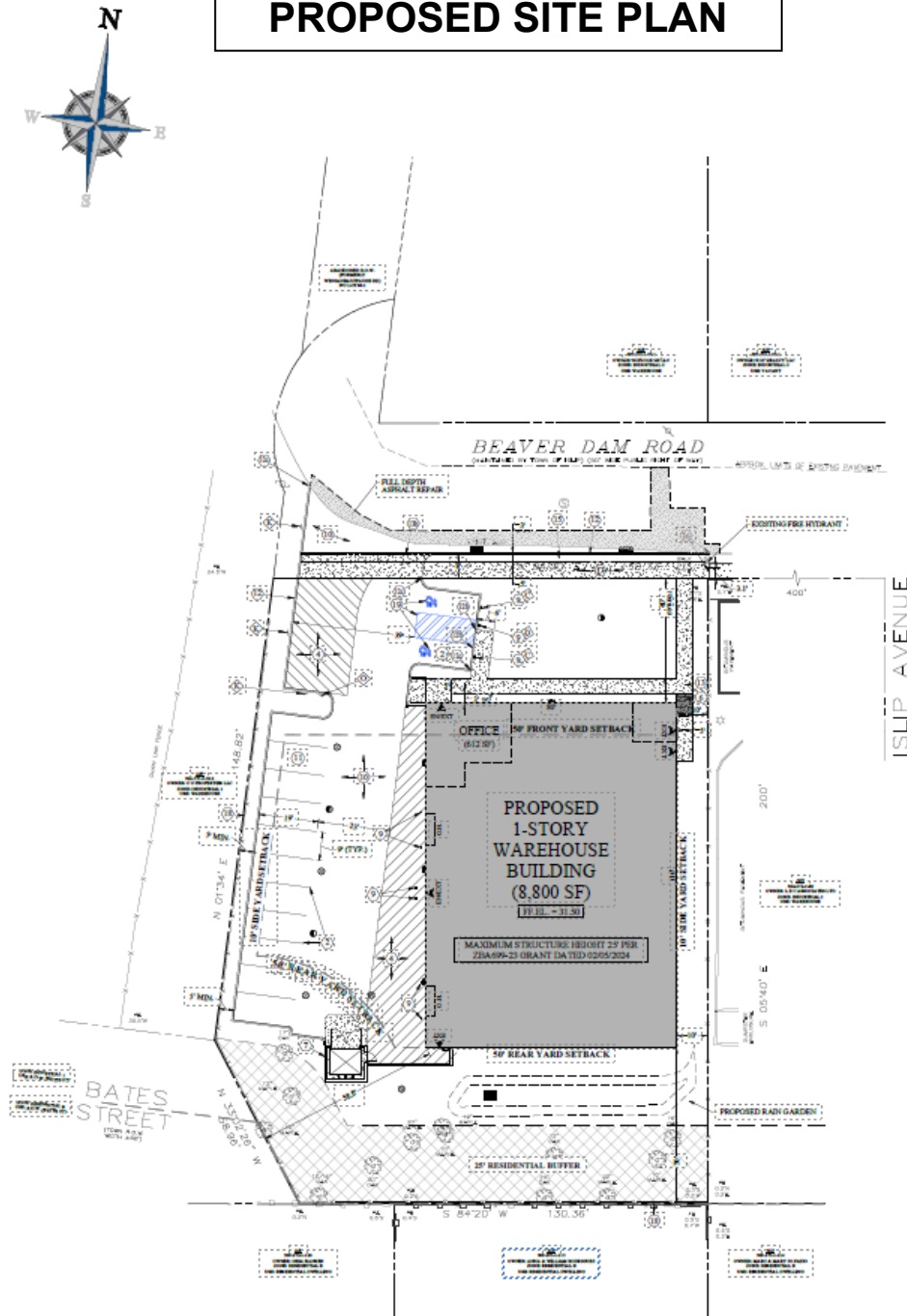
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PROPOSED SITE PLAN



DEDICATION NOTE

Any dedication shall be in compliance with the provisions of the original ZONING ORDINANCE or any amendments thereto for the parcel, and the parcel shall remain subject to any applicable dedication, shall be deemed to be complied with through the dedication of this parcel.

PLEASE NOTE THAT SITE PLAN IS IN COMPLIANCE OR RECEIVED APPROPRIATE BOARD RELAXATIONS PRIOR TO THE REQUESTED TURN-AROUND 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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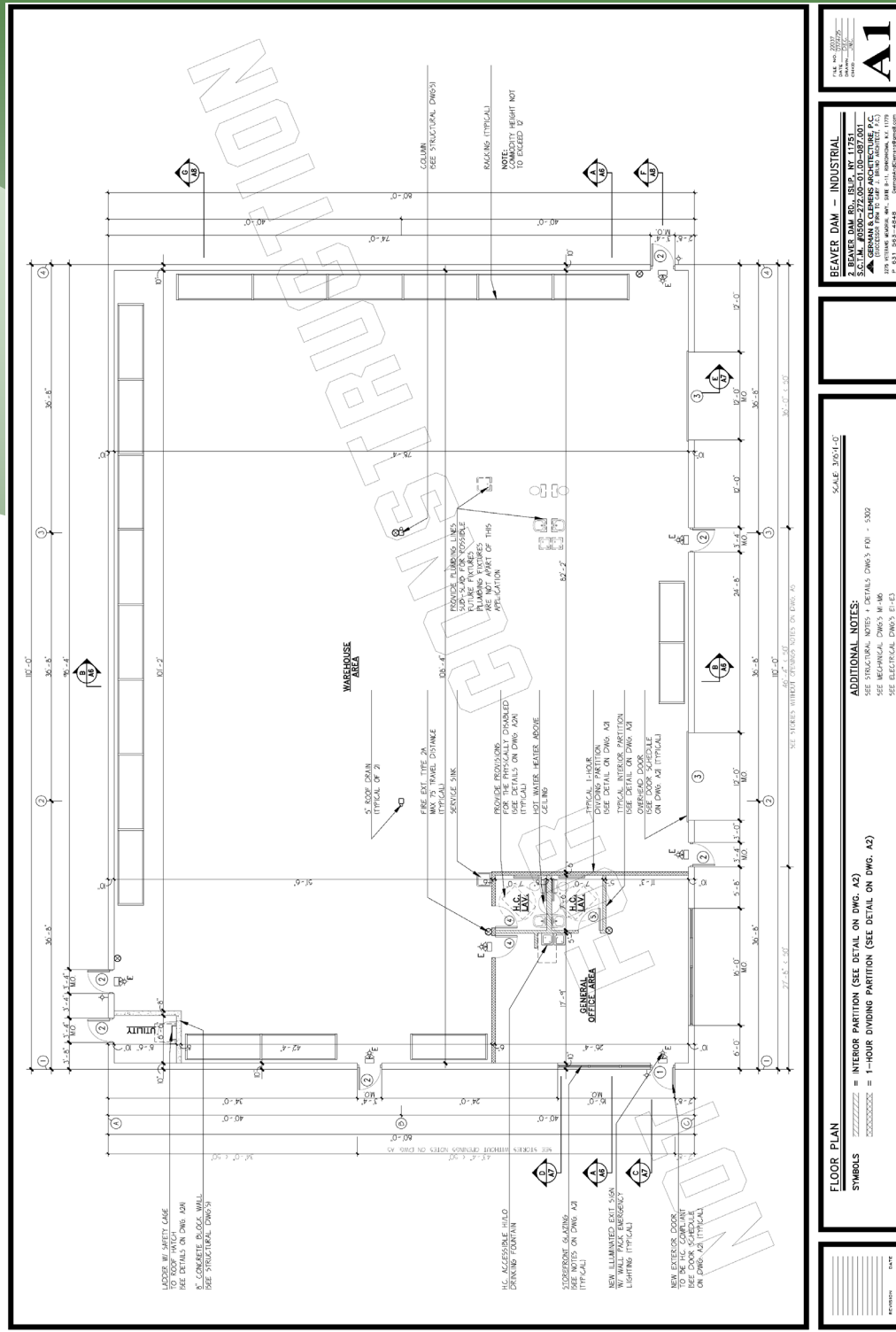
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