



HAMPTONS COMMERCIAL
REAL ESTATE TEAM

FOR LEASE

**348 Montauk Hwy,
Wainscott**



Flexible Retail Warehouse Complex

Centrally located showroom and warehousing complex on Montauk Highway in Wainscott. The **0.35-acre** site is highway front with **26 parking spots** (truck access).

The front **~2,000sf** has direct parking access & a mix of showrooms / offices.

The courtyard provides access to two distinct **~3,500sf** warehouse units with a mix of 2 loading docks, 2 roll doors, & mezzanine storage platforms.

Available seperatly or as a single site. Inquire about custom divisions.

Current Availabilities:

- Showroom & Office - 2,000sf - \$65/sf/yr
- Warehouse - Unit 1 - 3,500sf - \$35/sf/yr
- Warehouse - Unit 2 - 3,500sf - \$35/sf/yr

SURROUNDING TENANTS:

Wainscott Hardware, Southampton Masonry, Aboff's Paints, Goldberg's, Levain Bakery, Barry's Fitness



SHOWROOM



OFFICE



WAREHOUSE



WAREHOUSE



**The Hamptons Commercial
Real Estate Team**

(631) 903-5022 (631) 678-2460
hamptonscommercialre@compass.com
@hamptonscommercialre
hamptonscommercialre.com



Compass is a licensed real estate broker. All information is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, conditions, sale or withdrawal without notice. No warranty is made as to the accuracy of any description or measurements (including square footage). This is not intended to constitute property already listed. No financial or legal advice provided. Equal Housing Opportunity. All Coming Soon listings in NYC are simultaneously syndicated to the REBNY RLS. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.