

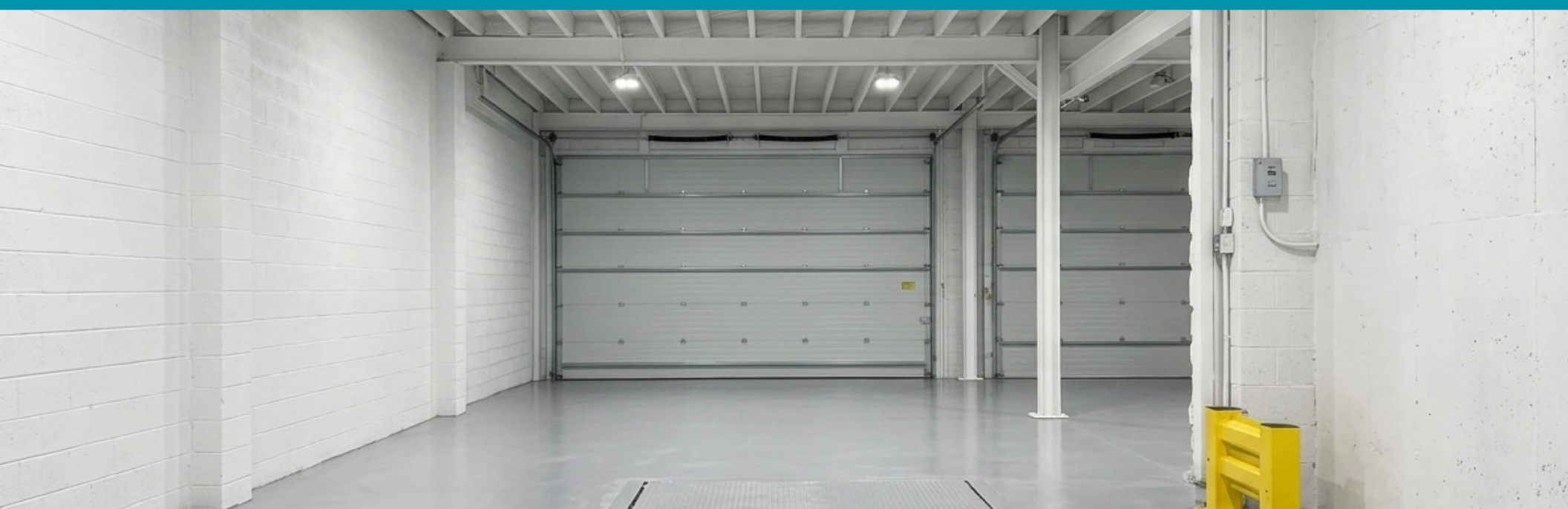
A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM LEASING OPPORTUNITY

53 BAY AVENUE

PATCHOGUE, NEW YORK
FOR SALE OR LEASE



11,700 SF INDUSTRIAL FACILITY | 3,000 SF OF COLD STORAGE



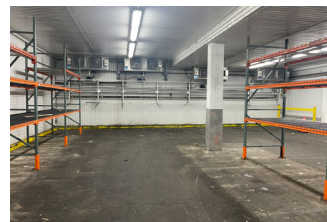
PROPERTY OVERVIEW

BUILDING SIZE:	11,700 SF
PLOT SIZE:	0.67 Acres
OFFICE AREA:	880 SF
COLD STORAGE:	800 SF Freezer + 2,200 SF Cooler
CEILING HEIGHT:	13'6"
LOADING DOCKS:	1 Exterior & 2 Interior
DRIVE-INS:	1 (8' x 10')
POWER:	600 Amps
LIGHTING:	LED
HEAT:	Gas
GENERATOR:	Gas fired
REAL ESTATE TAXES:	\$26,000 / \$2.26 PSF
ZONING:	J2 Town of Brookhaven
SALE PRICE:	\$2,625,000 / \$224 PSF
LEASE PRICE:	\$15.00 PSF Net

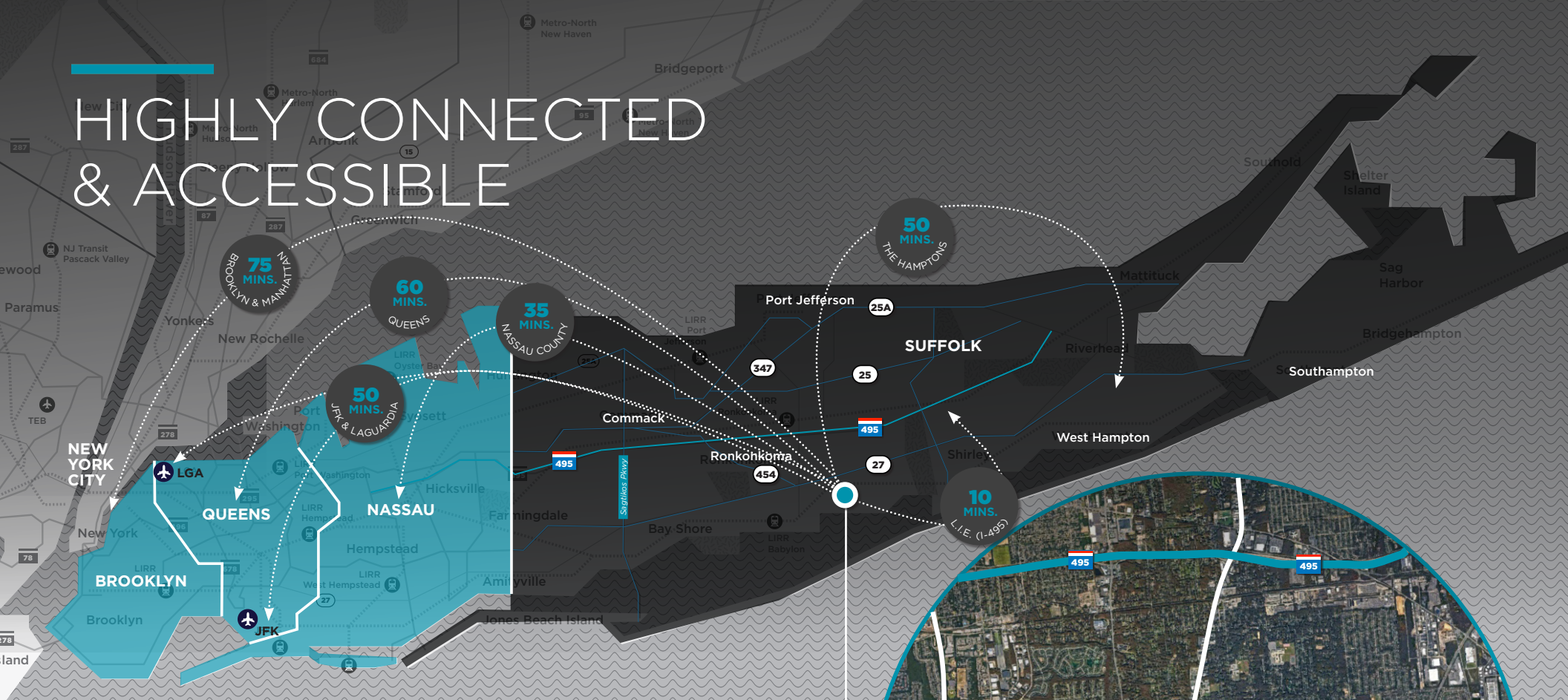
PROPERTY HIGHLIGHTS

- Cold storage: 800 SF Freezer + 2,200 SF Cooler, Installed 2015
- New roof 2019
- Fenced and secured lot
- Parking lot recently paved and striped
- 0.6 miles to Patchogue LIRR Train Station
- Direct access to Sunrise and Montauk Highways
- 10 miles to MacArthur Airport
- Ideal uses include food, warehouse & distribution, dry distribution, manufacturing, and contractors

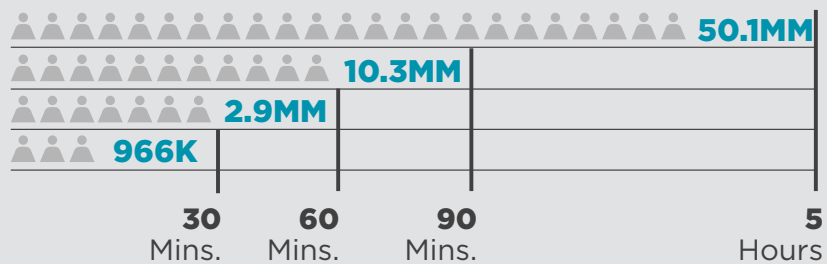
PHOTOS



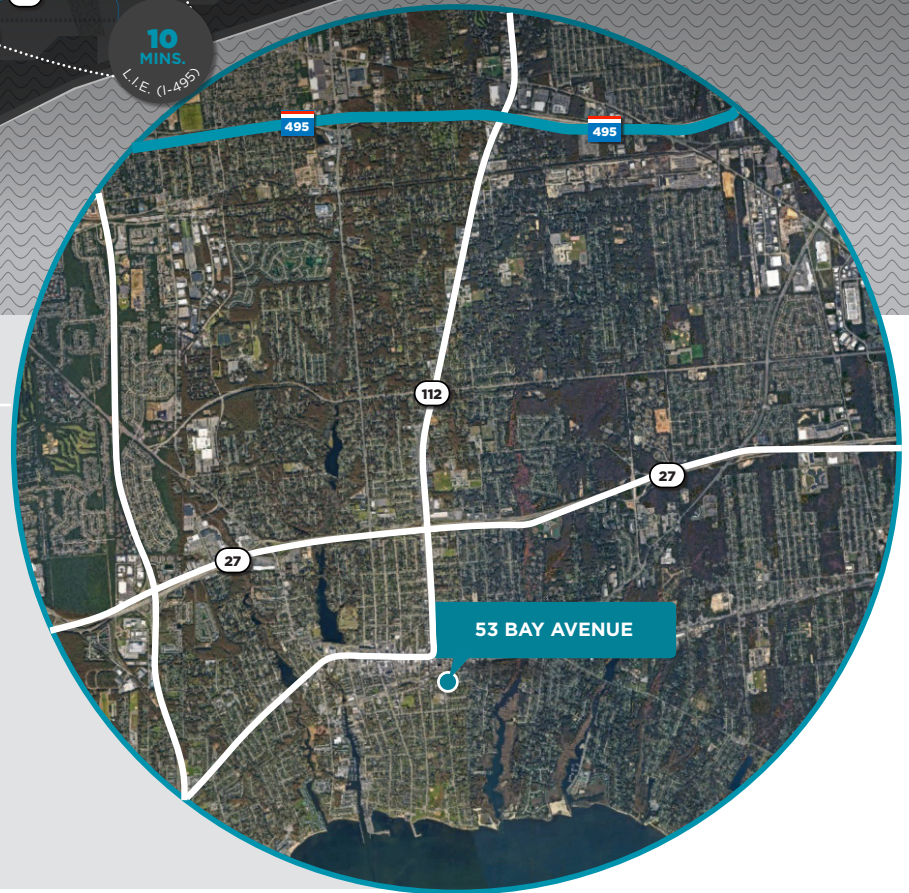
HIGHLY CONNECTED & ACCESSIBLE



Drive Time Populations



0.6 miles to Patchogue LIRR, direct access to Sunrise and Montauk Highways, about **8 miles** to LIE Exit 63 via CR-83, **10 miles** to MacArthur Airport.



INDUSTRIAL FACILITY FOR SALE OR LEASE

53 BAY AVENUE
PATCHOGUE, NY



FOR MORE INFORMATION,
CONTACT:

AN CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** EXCLUSIVE LISTING

NICHOLAS GALLIPOLI
+1 631 425 1217
NickG@cushwake.com

JOHN GIANNUZZI
+1 631 425 1228
John.Giannuzzi@cushwake.com

DAVID FRATTAROLI
+1 516 859 6396
David.Frattaroli@cushwake.com



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