

Industrial Land For Sale

Accessible Location Near the East Hampton Airport



Key Details

Rare Industrial East Hampton Land W/ Highly Desired Commercial-Industrial Zoning

21 Goodfriend Dr, East Hampton is a rare vacant Commercial-Industrial (CI) zoned **0.92-acre** parcel just northeast of the East Hampton Airport - in between East Hampton Village & Sag Harbor Village. The Goodfriend Industrial Complex is a highly prized industrial zone due to its location.

Pending site plan approval, tentative allowed: 50% clearing 40% total coverage 30% building coverage depending on actual use and number of floors:

Approximately 6,000 sq ft building with 30 parking spots.

This is a full acre blank canvas with solid flat topography. Rarely does a full vacant acre of commercial land hit the market in East Hampton.

Zoning

Commercial - Industrial (CI) - Town of East Hampton

Potential Uses

Workshop, Boatyard, Warehouse, Auto Garage, Film Studios, Exercise, Wholesale Bakery, Trucking

Asking Price: \$1,950,000

Surrounding Neighbors:

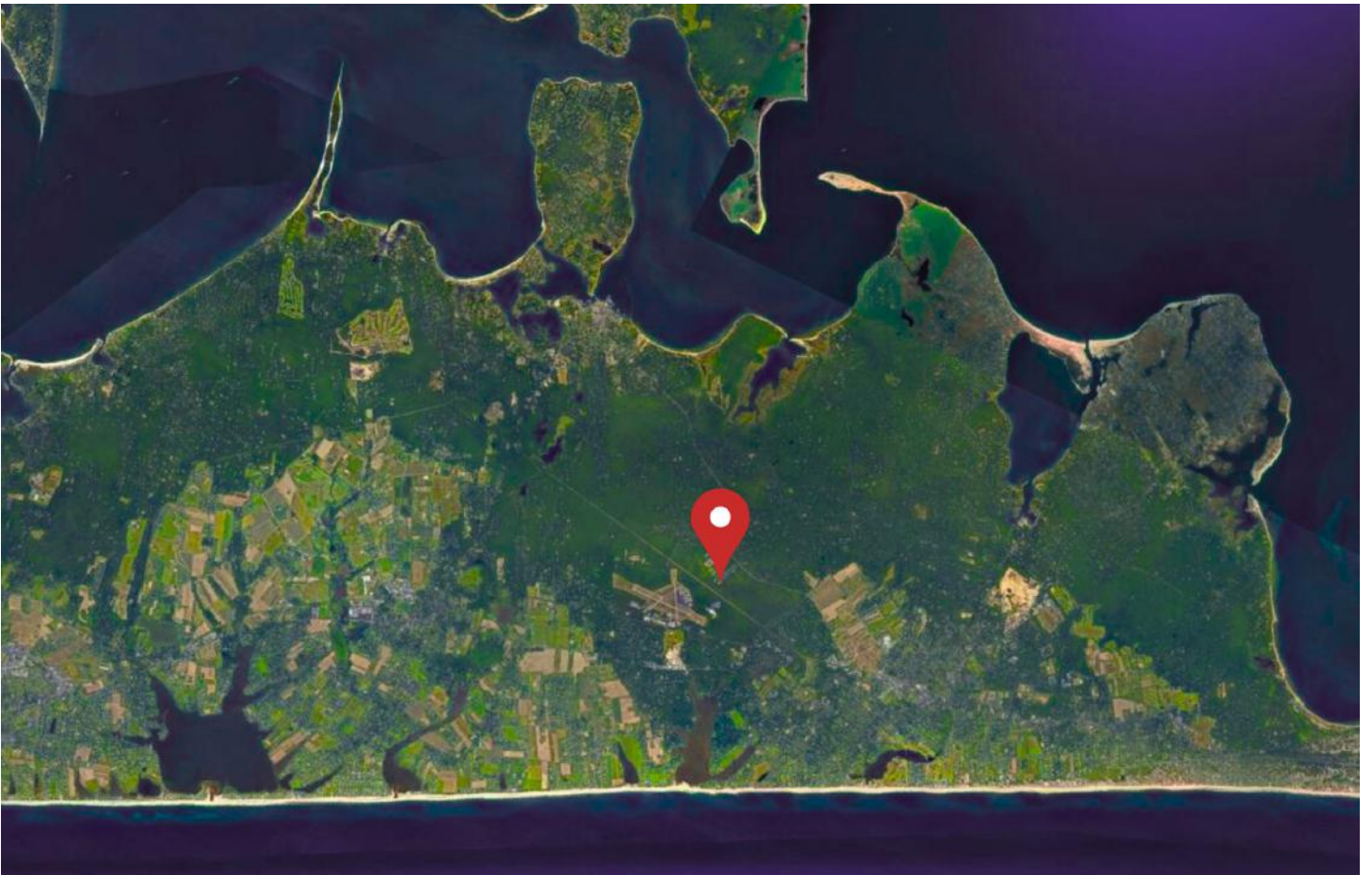
Local TV Inc., Cedar Design, East End Excavating Corp., East Hampton Executive Terminal, Wainscott Farms, PODS Moving & Storage, Wainscott Inn, Goodfriend Self-Storage, Norma Jean Pilates, Illuminations Home, Ross Schools, The Clubhouse

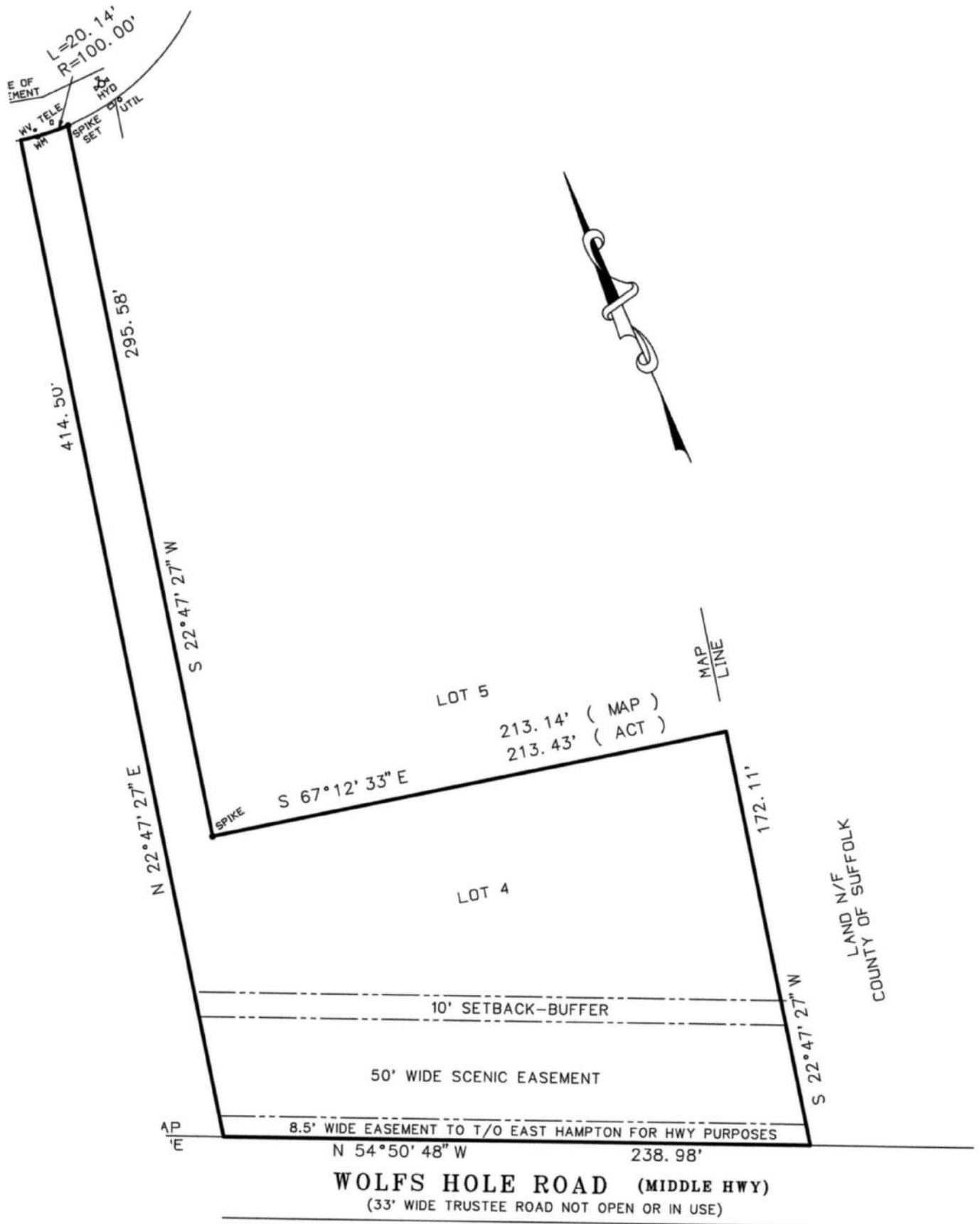
Inquire with the Hamptons Commercial RE Advisory team for additional information.

Tax Map ID#: 472489 181.000-0004-001.004 0000

2023 Town Tax Bill: \$965.04







HAMPTONS COMMERCIAL
REAL ESTATE TEAM

Apprx Acreage:
0.92

ZONING

DIMENSIONAL REGS

255 Attachment 5

Section 255-11-10

IV. Business and Commercial-Industrial Districts – Table of Dimensional Regulations Town of East Hampton

[Amended 8-16-1985 by L.L. No. 8-1985; 10-16-1987 by L.L. No. 15-1987;
12-2-1994 by L.L. No. 13-1994; 11-15-1996 by L.L. No. 19-1996; 11-2-2001 by L.L. No. 22-2001; 6-4-2004 by L.L. No. 14-2004]

Lot area	CB Central Business	NB Neighborhood Business	WF Waterfront	RS Resort	CI Commercial Industrial	CS Commercial Service
Lot area						
Minimum (square feet)	3,000	10,000	20,000 ¹¹	84,000	40,000	20,000
Minimum per business or industry (square feet)	3,000 ¹	10,000 ¹	20,000 ¹	n/a	40,000 ²	10,000
Minimum for transient hotel or motel (square feet)	n/a	n/a	n/a	3,630	n/a	n/a
Minimum for resort motel or multiple-dwelling unit (square feet)	n/a	n/a	n/a	7,260	n/a	n/a
Lot coverage						
Building coverage (maximum percent)	50	40	40	15	50 ⁴	20
Total lot coverage (maximum percent)	80 ³	70 ³	75	75	75 ^{3,4}	75
Lot width						
Minimum at the street and waterfront (feet)	40	70	100	100	100	100
Height, maximum						
Stories	2	2	2	2	2	2
Maximum height (feet)	30	30	30	30	35 ⁶	35
Gabled roof (feet)	35	35	35 ⁵	35	35 ⁶	35
Setback						
Yards, principal building, minimum (feet) ¹³						
Front (corner lots have 2 front yards) ¹²	10	25	40	30	50	25
Each side	10 ⁸	15 ⁷	10 ⁷	15 ⁷	15 ⁷	15 ⁷
Rear	25 ¹⁰	25 ⁷	25 ⁹	15 ⁷	25 ⁷	15 ⁷
Yards, accessory buildings and structures (feet)						
Habitable floor area						
Minimum (square feet)	See § 255-5-50	See § 255-5-50	n/a	See § 255-5-50	n/a	n/a
Maximum (square feet)					n/a	n/a

NOTES:

- ¹ Except pursuant to a special permit for multiple-business-use complex.
- ² Except pursuant to a special permit for planned industrial park.
- ³ Except that the Planning Board may allow a greater percentage of lot coverage for a minor car wash, pursuant to site plan review.
- ⁴ Except in Water Recharge Overlay District where lot coverage shall be a thirty-percent maximum, and total lot coverage shall be a forty-percent maximum, and total clearing (as defined) shall be a fifty-percent maximum.
- ⁵ Except by special permit for boat storage and repair buildings.
- ⁶ Except by special permit for industries requiring interior heights up to fifty (50) feet.
- ⁷ Except for yards bordering a residence district, in which case the figure shown shall be doubled.
- ⁸ If building is not to directly abut a business building on either side.
- ⁹ Except pursuant to special permit for waterfront-related uses which require direct access to the waterfront edge.
- ¹⁰ Accessory buildings and structures shall have minimum yards corresponding to those required for principal buildings and structures, unless the yard requirements for these accessory structures are reduced by the Planning Board during site plan review pursuant to § 255-6-63 hereof. No minimum yards are required for driveways, walkways, below-ground wastewater disposal devices, fences, retaining walls, stoops, Bilco doors, open cellar stairways and furnace flues, but the absence of minimum yard requirements for these structures shall not preclude the Planning Board from controlling their location during site plan review.
- ¹¹ Except for special permit uses which specify a larger lot area as a specific standard and safeguard. (See § 255-5-45.)
- ¹² Corner lots in central business use districts shall have one front yard only. The Planning Board shall designate the front yard. Only the rear yard opposite the designated front yard shall be subject to rear yard setbacks. All other yards other than the designated front yard and corresponding rear yard shall be deemed side yards subject to the side yard setback requirements set forth herein, and all applicable exceptions thereto.
- ¹³ For principal buildings and structures located in a Limited Business Overlay (LBO) District and principal buildings and structures for semi-public facilities, the minimum setbacks may be reduced by the Planning Board during site plan review pursuant to § 255-5-45 and § 255-5-50, respectively.



Town of East Hampton
Section 255-11-10

H. Use Table for Commercial Uses

[Amended 10-16-1987 by L.L. No. 16-1987; 5-6-1988 by L.L. No. 2-1988; 10-21-1988 by L.L. No. 9-1988; 9-17-1993 by L.L. No. 28-1993; 2-4-1994 by L.L. No. 1-1994; 12-2-1994 by L.L. No. 13-1994; 1-15-1996 by L.L. No. 2-1996; 10-18-1996 by L.L. No. 17-1996; 11-15-1996 by L.L. No. 19-1996; 12-18-1997 by L.L. No. 39-1997; 12-18-1997 by L.L. No. 40-1997; 5-5-1998 by L.L. No. 19-1998; 11-2-2001 by L.L. No. 22-2001; 5-6-2005 by L.L. No. 14-2005; 8-16-2012 by L.L. No. 12-2012; 9-18-2014 by L.L. No. 32-2014; 5-21-2015 by L.L. No. 11-2015; 7-2-2015 by L.L. No. 23-2015; 6-15-2017 by L.L. No. 15-2017; 5-8-2018 by L.L. No. 4-2018; 9-15-2022 by L.L. No. 24-2022]

Use Code:
P = Permitted use
SP = Special permit use
X = Prohibited use

Use	Residential Districts									Commercial Districts					Commercial Service	Special District	
	A10	A5	A3	A2	A	B	MF	AHO	LBO	RS	NB	CB	WF	CI			CS
A. Business uses																	
(1) Accessory restaurant or bar to resort or transient motel	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	SP	X	X	X
(1a) Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
(1b) Air terminal	X	X	X	X	X	X	X	X	X	X	X	X	X	X	SP	X	X
(2) Animal husbandry	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	SP	X
(3) Antique shop or antique auction gallery	X	X	X	X	X	X	X	X	SP	X	P	P	SP	X	X	X	X
(4) (Reserved)																	
(5) Artists and craftsmen workshops	X	X	X	X	X	X	X	X	SP	X	P	P	SP	X	P	X	X
(6) Auditorium or meeting hall	X	X	X	X	X	X	X	X	X	X	P	P	SP	SP	X	X	X
(7) Bank	X	X	X	X	X	X	X	X	X	X	P	P	SP	X	X	X	X
(8) Boat rental or fishing station	X	X	X	X	X	X	X	X	X	X	SP	P	P	X	X	X	X
(9) Boatyard	X	X	X	X	X	X	X	X	X	X	X	X	P	P	SP	X	X
(9a) Bus terminal	X	X	X	X	X	X	X	X	X	SP	SP	X	SP	X	X	X	X
(10) Camping ground	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(11) Carpentry, glazing or heating supply shop	X	X	X	X	X	X	X	X	X	X	P	P	SP	X	X	X	X
(12) Car wash, major	X	X	X	X	X	X	X	X	X	SP	SP	X	SP	X	X	X	X
(13) Custom workshop	X	X	X	X	X	X	X	X	SP	SP	SP	SP	SP	P	P	X	X
(14) Fast-food restaurant or drive-in	X	X	X	X	X	X	X	X	X	SP	SP	X	X	X	X	X	X
(14a) Ferry terminal, passenger	X	X	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X
(14b) Ferry terminal, vehicle	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(15) Filling station	X	X	X	X	X	X	X	X	X	SP	SP	X	P	X	X	X	X
(16) Fish market (may include a combination of wholesale and retail sale of finfish and/or shellfish)	X	X	X	X	X	X	X	X	X	X	SP	SP	P	SP	X	X	X
(16a) Florist or flower shop	X	X	X	X	X	X	X	X	SP	SP	P	P	SP	X	X	X	X
(16b) Furniture store	X	X	X	X	X	X	X	X	X	SP	SP	SP	SP	X	X	X	X
(17) Funeral home, mortuary or chapel	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X
(18) Garage, repair	X	X	X	X	X	X	X	X	X	SP	SP	X	P	SP	X	X	X
(18a) Garage, storage	X	X	X	X	X	X	X	X	X	X	SP	X	P	SP	X	X	X
B. Business uses (continued)																	
(19) Garden center	X	X	X	X	X	X	X	X	X	SP	P	P	SP	X	X	X	X
(20) (Reserved)																	
(21) (Reserved)																	
(22) Manufacture, research and development	SP	SP	SP	SP	SP	X	X	X	X	SP	X	X	SP	SP	X	SP	X
(23) Marina	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X
(24) Marina, recreational	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	SP
(25) Motion picture theater	X	X	X	X	X	X	X	X	X	X	SP	SP	X	SP	X	X	X
(26) Motor vehicle salesroom and lot	X	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X	X
(27) Multiple business complex	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	X	X	X	X
(28) Nightclub or similar entertainment establishment	X	X	X	X	X	X	X	X	X	SP	SP	SP	X	X	X	X	X
(29) Office, business, utility, professional or sales	X	X	X	X	X	X	X	X	SP	X	P	P	SP	X	X	X	X
(30) Office park	X	X	X	X	X	X	X	X	X	X	SP	SP	X	SP	X	X	X
(30) Personal service shop: barbershop, beauty parlor, professional studio, travel agency or similar shop	X	X	X	X	X	X	X	X	SP	SP	P	P	X	X	X	X	X
(31) Printing shop	X	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X	X
(31a) Rail terminal	X	X	X	X	X	X	X	X	X	X	SP	SP	X	SP	X	X	X
(32) Recording and film production facilities	X	X	X	X	X	X	X	X	X	X	P	P	SP	P	X	X	X
(33) Recreation facility, major	X	X	X	X	X	X	X	X	X	X	X	X	X	SP	X	X	X
(34) Recreation facility, minor	X	X	X	X	X	X	X	X	X	P	P	SP	X	X	X	X	X
(35) Repair shop for household, business or personal	X	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X	X
(36) Resort	X	X	X	X	X	X	X	X	X	SP	X	X	X	X	X	X	X
(37) Restaurant	X	X	X	X	X	X	X	X	X	SP	P	P	SP	X	X	X	X
(38) Retail store (other than one listed herein)	X	X	X	X	X	X	X	X	X	SP	P	P	SP	X	X	X	X
(39) Riding academy	SP	SP	SP	SP	SP	SP	SP	SP	SP	X	P	P	X	P	X	X	X
(40) Studio, exercise	X	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X	X
(40a) Supermarket	X	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X	X
(40b) Superstore	X	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X	X
(40c) Take-out food store	X	X	X	X	X	X	X	X	X	SP	P	P	SP	X	X	X	X
(41) Tavern or bar	X	X	X	X	X	X	X	X	X	SP	P	P	SP	X	X	X	X
(42) Taxi company	X	SP	SP	SP	SP	SP	X	X	SP	X	P	P	X	P	X	X	X
(43) Technical and trade school	X	X	X	X	X	X	X	X	X	X	P	P	SP	SP	X	X	X
(44) Theater company	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	SP	X	X	X
(45) Transient motel	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X
(45a) Truck terminal	X	X	X	X	X	X	X	X	X	SP	SP	X	SP	X	X	X	X
(46) Veterinarian or veterinary hospital	X	X	X	X	X	X	X	X	X	X	X	SP	X	SP	X	X	X
(47) Wholesale business, including lumber and building products	X	X	X	X	X	X	X	X	X	SP	SP	SP	P	X	X	X	X
(48) Wholesale retail beverage distribution, wholesale bakery	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	P	SP	X	X
(49) Winery	X	X	SP	SP	SP	X	X	X	X	X	SP	SP	X	SP	X	X	X
B. Listed industrial uses																	
(1) Abattoir or stockyard										X	X	X	X	X	X	X	X
B. Listed industrial uses (continued)																	
(2) Arsenal										X	X	X	X	X	X	X	X
(3) Boiler works										X	X	X	X	X	X	X	X
(4) Chemical manufacture										X	X	X	X	X	X	X	X
(5) Compactor or shredder of automobiles, scrap metal or other metallic substances										X	X	X	X	X	X	X	X
(6) Distillery except water										X	X	X	X	X	X	X	X
(7) Dry cleaning or laundry										X	X	SP	SP	X	SP	X	X
(8) Explosives or fireworks manufacture or storage										X	X	X	X	X	X	X	X
(9) Extremator										X	X	X	X	X	SP	X	X
(10) Fish processing facility										X	X	X	X	SP	SP	X	X
(11) Forge or foundry plant except for blacksmith shop										X	X	X	X	X	X	X	X
(12) Fuel storage in tanks										X	X	X	X	SP	SP	X	X
(13) Garbage, offal or dead animal reduction, dumping or incineration										X	X	X	X	X	X	X	X
(14) Laboratory, research, processing or testing										X	X	SP	SP	SP	SP	X	X
(15) Meat processing										X	X	X	X	X	X	X	X
(16) Multiple industrial complex										X	X	X	X	X	SP	X	X
(17) Paper or pulp manufacture										X	X	X	X	X	X	X	X
(18) Paving and construction material manufacture										X	X	X	X	X	SP	X	X
(19) Petroleum refinery										X	X	X	X	X	X	X	X
(20) Planned industrial park										X	X	X	X	X	SP	X	X
(21) Plating works										X	X	X	X	X	X	X	X
(22) Publishing										X	X	X	X	X	P	X	X
(23) Recycling and scrap yard										X	X	X	X	X	SP	X	X
(24) Recycling involving chemical, radioactive or other toxic waste processing										X	X	X	X	X	X	X	X
(25) Sand mining and excavation										X	X	X	X	X	SP	X	X
(26) Tannery, soap manufacture or fat rendering										X	X	X	X	X	X	X	X
(27) Truck terminal or truck transfer station										X	X	X	X	X	P	X	X
(28) Warehouse, storage yards or building supplies distribution										X	X	X	X	X	P	SP	X
C. Service commercial																	
(1) Unlisted nonresidence industry (as defined)										X	X	SP	SP	X	SP	P	X
D. Unlisted nonresidence industry (as defined)																	
E. Personal wireless service facilities																	
(1) Tier One										P	P	P	P	P	P	P	P
(2) Tier Two (a)										P	P	P	P	P	P	P	P
(3) Tier Two (b)										P	P	P	P	P	P	P	P
(4) Tier Three										SP	SP	SP	SP	SP	SP	SP	SP

NOTES:
 1 Reduced minimum lot area requirements for service commercial uses in the CI Zone. Refer to § 255-5-50.
 2 No outdoor kennels permitted in CB Districts.



Wainscott

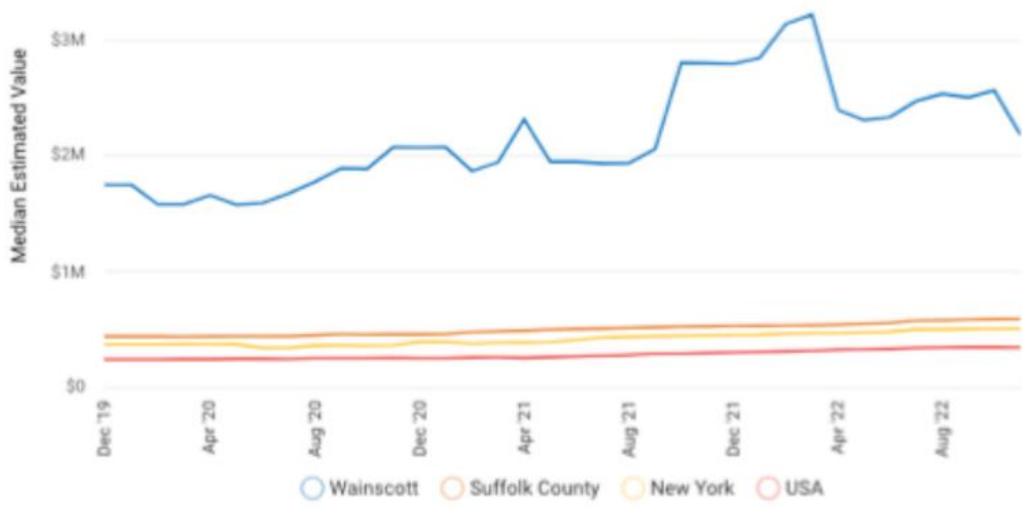
Wainscott is a Hamlet in the Town of East Hampton, NY just 94 miles east of Manhattan. It was originally settled in 1668 by nearby East Hampton Village proprietors and has largely remained a quaint community; the school was a one-room schoolhouse all the way up until 2007! Sitting just northwest of Georgica Pond, Wainscott is nestled in between Sagaponack and East Hampton Village.

In 2020, Wainscott, NY had a population of 342 people with a median age of 55.6 and a median household income of \$149,450. Between 2019 and 2020 the population of Wainscott, NY declined from 349 to 342, a 2.01% decrease and its median household income grew from \$144,375 to \$149,450 a 3.52% increase.

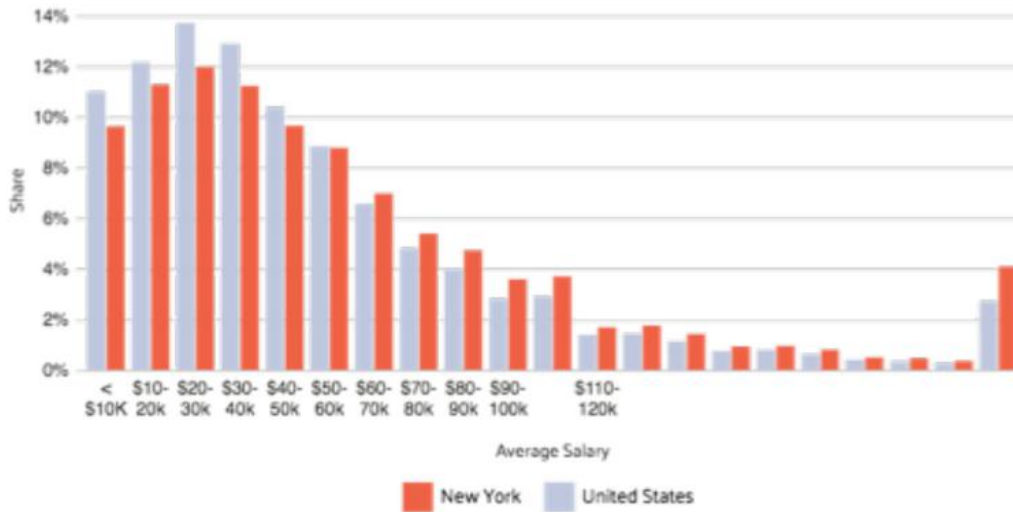
The 5 largest ethnic groups in Wainscott, NY are
 White (Non-Hispanic) (62.6%),
 Two+ (Non-Hispanic) (16.4%),
 White (Hispanic) (11.7%),
 Black or African American (Non-Hispanic) (7.6%),
 and Asian (Hispanic) (1.75%)

Wainscott has a former sand mine just north of Montauk Highway that has the potential to be built out into a mixed-use planned development district. Wainscott has a substantial amount of industrial activity in the area compared to surrounding hamlets. The retail commercial district is strong, but limited to a few staple stores because of the lack of development in the sand mine area.

Wainscott is serviced by Montauk Highway (NY 27A). Montauk Highway serves as the "Main Street" of many hamlets and villages along the south shore of Long Island. The East Hampton Airport is located just to the north of Wainscott's downtown; providing national and international air travel opportunities.



HOME VALUE



INCOME DISTRIBUTION



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