

CANNABIS CULTIVATION PROPERTY FOR LEASE

328 Patchogue Yaphank Rd East Patchogue, NY 11772

READY TO GROW GREENHOUSES



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

Greenhouse Property For Lease | 328 Patchogue Yaphank Rd East Patchogue, NY

# of Greenhouses:	28	Lot Size:	7.36 Acres
# of Storage/Production Buildings:	5	Parking:	Ample
Electric:	200 AMP	Zoning:	Residential
Heat:	Gas	Lease Rate:	Price on Request

See pages 3-4 For Available Greenhouse Buildings, Sizes and Information

Property Overview

Incredibly Rare Opportunity for Lease over 7.46 Acres consisting of 28 fully operational ready to grow Greenhouse buildings plus 5 storage and production areas. All approvals from town in place for cannabis growing operation. Property includes gas heat, water and electricity in place. Ideal opportunity to lease some or all of the units. Strategically located on Patchogue-Yaphank Road in East Patchogue just minutes from Sunrise Highway. Do not miss opportunity! These fully ready to grow spaces will not last! For details or a private showing contact Michael.

Property Highlights

- 28 Individual Greenhouses Available for Lease
- 5 Stand-alone Storage and Production Buildings
- All Cannabis Approvals in Place
- Utilities in Place | Gas Heat, Electric + Water
- Each Unit is Completely Self Contained.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

GREENHOUSE AVAILABILITY + SIZING

Greenhouse Property For Lease | 328 Patchogue Yaphank Rd East Patchogue, NY

Greenhouse Specifications											6/30/2023
Our House ID	Size	# of Houses this Size	Total Sq Footage	Electric Service	Heat Type Oil/Gas	Sq Foot Radiant Heat	Benches or Sq Footage	Roll up Sides	Fans & Louvers	Vents	Notes
#19, #20	36'x120'	2	8,640	20 Amp	Oil	none	No	Yes	No	No	
#18	34'x120'	1	4,080	20 Amp	Oil	none	No	Yes	No	No	
#1,#2,#3,#5,#6,#7,#8,#12,#13	34'x96'	9	29,376	20 Amp	Gas	none	22,848	Yes	Yes	No	2 houses - No Benches
#4,#15,#16,#17	34'x80'	4	10,880	50 Amp	Gas	none	8,160	Yes	Yes	No	1 house - No Benches
#9,#10,#14	24x96'	3	6,912	50 Amp	Gas	none	Yes	Yes	Yes	No	
#11	27'x96'	1	2,592	50 Amp	Gas	none	Yes	Yes	Yes	No	
Westbrook #21	63'x120'	1	7,560	100 Amp	Gas	none	No	Yes	No	Yes	
Westbrook	156'x204'	1	31,824	120 Amp	Gas	none	No	Yes	No	Yes	Heat Curtain
Middle House	50'x205'	1	10,250	unsure	Gas	2,800	Yes	No	No	Yes	
North House	50'x205'	1	10,250	unsure	Gas	none	Yes	No	No	Yes	
In-Between	18'x190'	1	3,420	20 Amp	Gas	none	No	Yes	No	No	
A,B	10'x96'	2	1,920	none	none	none	No	Yes	No	No	Cold Frames
VanWingerden	80'x216'	1	17,280	unsure	Gas	3,680	6,560	Yes	Yes	No	6 bays: 3 w/Benches 3 No Benches
		28	144,984								

General Information: We believe that Electric is supplied as 1 phase - 200 Amp and 3 phase - 200 Amp Rate is listed as "Secondary, Commercial, Large, General Use" Demand Service Actual electric and gas bills are attached in separate spreadsheets

All houses listed above with "#" and "In-Between" are hoop houses.
 North House and Middle House were original glass houses, now covered with plastic.
 2 Houses are Westbrook, 1 is VanWingerden brands
 A&B are cold frame hoop houses.

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STORAGE AVAILABILITY + SIZING

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Storage and Production Areas			6/30/2023
Our House ID	Size	Total Sq Footage	
Barn	20'x60'	1,200	
Soil Room #1	24'x126'	3,024	
Loading House #1	25'x56'	1,400	
Loading House #2	21'x60'	1,260	
Soil Room #2	18'x126'	2,268	
		9,152	

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ADDITIONAL PHOTOS

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RETAILER MAP

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Email: michael.murphy@elliman.com



550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com



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Smithtown, NY 11787
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