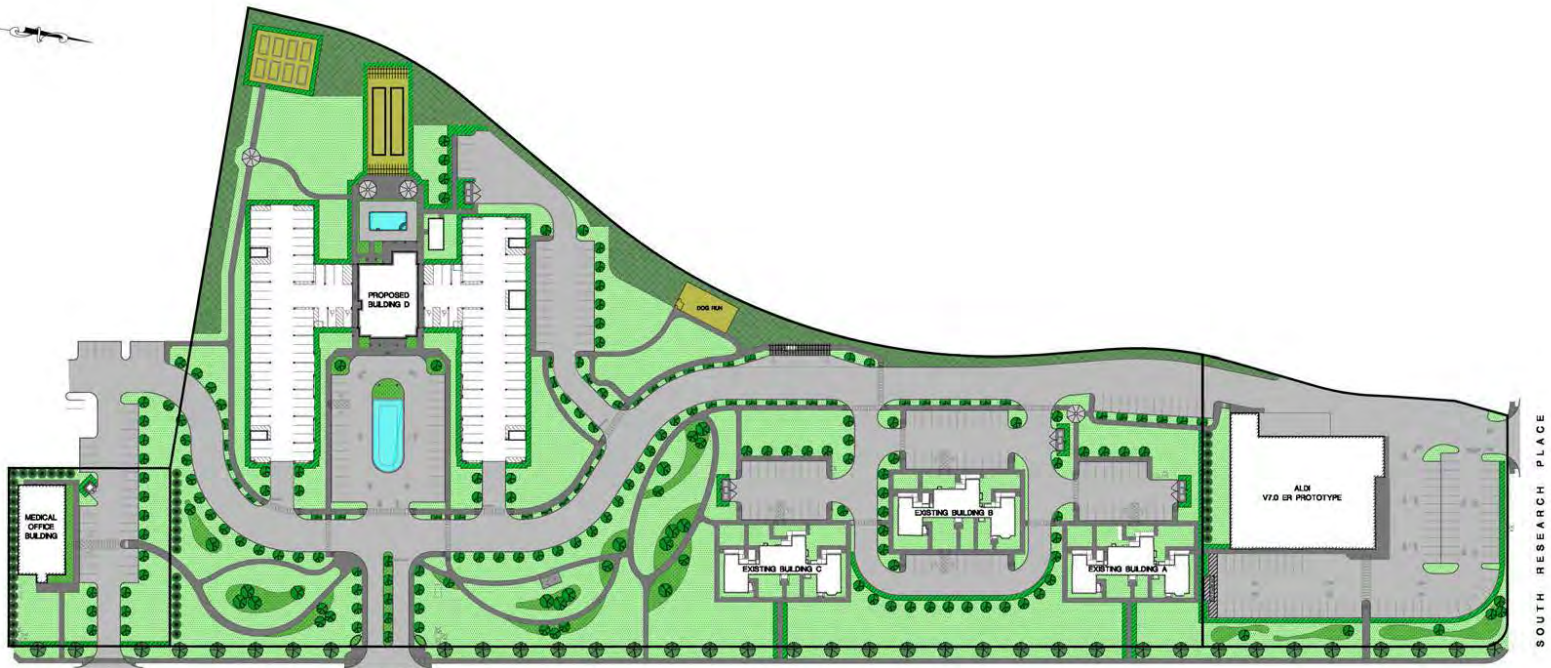


215 CARLETON AVE CENTRAL ISLIP, NY

FOR RENT



For Rent

- GROUND LEASE OR A BUILDING "VANILLA BOX"
- 2,500 – 5,000 SQ FT
- RENT: TBD
- NNN
- PARCEL 1 IS A .74-ACRE COMMERCIAL/RETAIL PAD SITE BEING DEVELOPED INTO A 5,000 SF MEDICAL CLINIC
- PARCEL 2 IS A 10.87-ACRE RESIDENTIAL DEVELOPMENT SITE FOR A PLANNED NEW 3 STORY 106-UNIT SENIOR RESIDENTIAL RENTAL BUILDING. IT WILL ALSO HAVE 3 RENOVATED EXISTING HISTORIC RESIDENTIAL COTTAGES CONSISTING OF 24 UNITS OF SENIOR RENTAL UNITS.
- PARCEL 3 IS A 2.02-ACRE RETAIL PAD BEING DEVELOPED INTO A 20,000 SF ALDI GROCERY STORE.
- ALL UTILITIES ARE AVAILABLE AT PROPERTY LINE - ELECTRIC, NATURAL GAS, MUNICIPAL WATER, AND MUNICIPAL SEWER.
- THERE IS EASY ACCESS ON AND OFF THE PRIMARY 4 LANE NORTH/SOUTH CARLTON AVENUE MAIN ARTERY.
- EXCEPTIONAL CONNECTIVITY TO ALL MAJOR LONG ISLAND EAST-WEST HIGHWAYS INCLUDING THE SOUTHERN STATE PARKWAY, SUNRISE HIGHWAY AND THE LONG ISLAND EXPRESSWAY.

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