

## **+/- 11,800 SF INDUSTRIAL WAREHOUSE -IDEAL FOR END USER**

75 Montauk Hwy Blue Point, NY 11715

**PRICE REDUCED! \$2,150,000.00**



Commercial



[ellimancommercial.com](http://ellimancommercial.com)

# EXECUTIVE SUMMARY

## Industrial Warehouse Property For Sale | 75 Montauk Hwy Blue Point, NY 11715

<b>Building #1 Size:</b>	+/- 11,800 SF	<b>Lot Size:</b>	0.77 Acres
<b>Building # 2 Size:</b>	+/- 2,000 SF	<b>Parking:</b>	+/- 12 Spaces
<b>Frontage:</b>	107 Feet	<b>Zoning:</b>	J2
<b>Ceiling Height (warehouse)e</b>	14 Feet	<b>Drive In Door:</b>	1 (One)
<b>Annual Taxes:</b>	\$30,005.00	<b>Sale Price:</b>	\$2,150,000.00

*For more information or to arrange a showing, contact Michael Murphy.*

### Property Overview

Excellent Industrial/Warehouse Opportunity! 75 Montauk Highway features 2 Freestanding Buildings situated on 0.77 Acres on heavily traveled Montauk Highway in the heart of Blue Point. +/- 11,800 SF Warehouse will be delivered vacant and is ideal for an end user. Features one 14-foot drive in door and 14-foot clear ceilings inside. Parking for +/- 12 vehicles. Less than 10 minutes to Islip MacArthur Airport, convenient to major thoroughfares and surrounded by local and national businesses. Gas in front unit with oil in rear. Roof recently repaired. BONUS: Income Producing Stand-alone 2,000 SF Retail Building is occupied by longtime tenant (Insurance Company) paying \$3500 per month with three years remaining on the lease. Priced to Sell! Owner Motivated!

### Property Highlights

- Industrial Building Ideal for End User plus Bonus Income Producing Retail
- Rental Income Covers Taxes, Maintenance + Insurance
- Modern Construction and Well-maintained Facilities | High Ceilings 14 Ft
- Long-time Tenant with 2 Years Remaining on Lease

*Exclusively represented by:*

**Michael G. Murphy**

President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com



11,800 SF Warehouse + Income Producing Storefront Rental

# ADDITIONAL PHOTOS

75 Montauk Hwy Blue Point, NY 11715



*Exclusively represented by:*

**Michael G. Murphy**

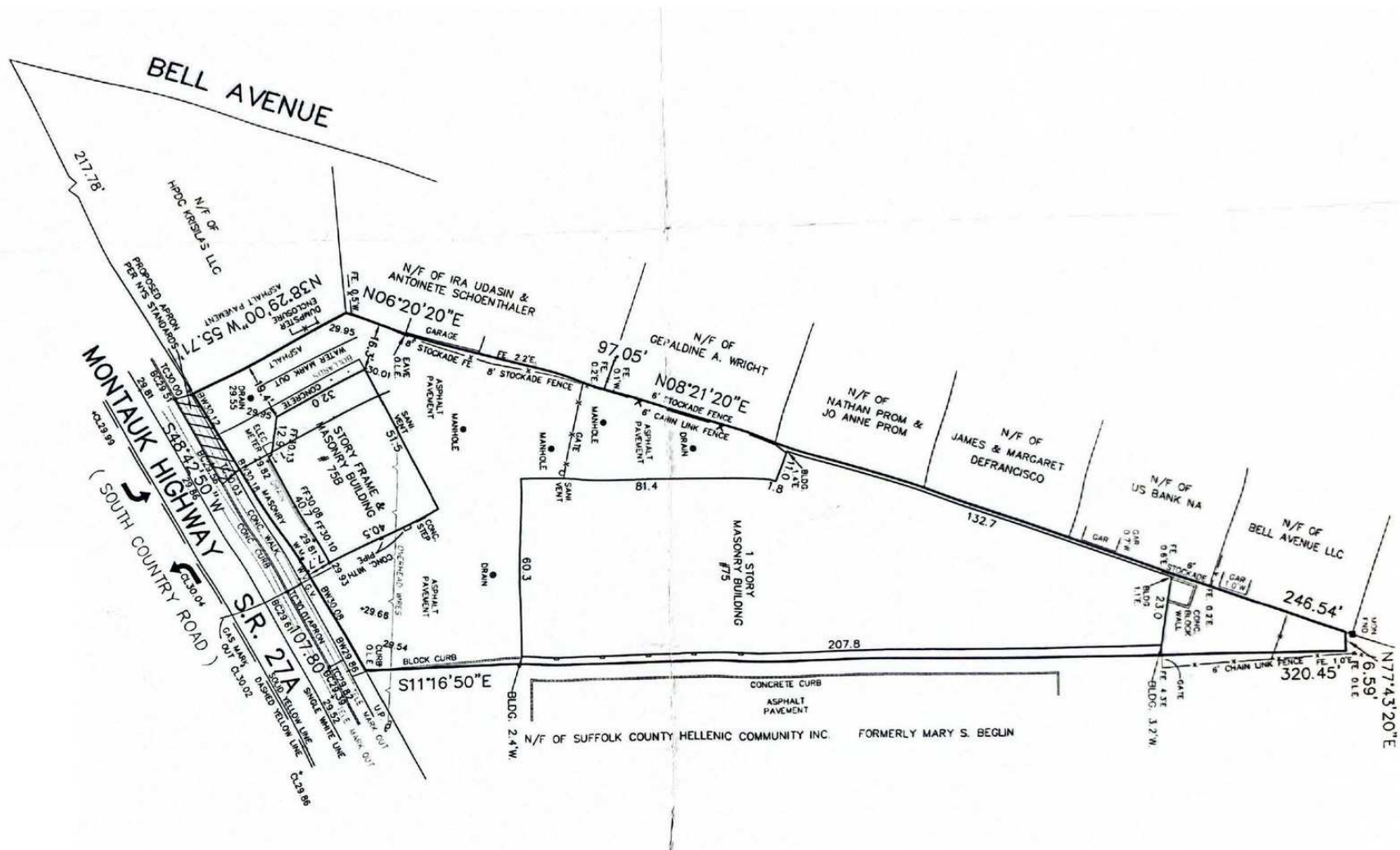
President | Commercial Division

631.858.2460 Email: [michael.murphy@elliman.com](mailto:michael.murphy@elliman.com)

# PROPERTY SURVEY



## Industrial Warehouse Property For Sale | 75 Montauk Hwy Blue Point, NY 11715



*Exclusively represented by:*

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

# RETAILER MAP

75 Montauk Hwy Blue Point, NY 11715



Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: [michael.murphy@elliman.com](mailto:michael.murphy@elliman.com)

# AERIAL VIEW OF PROPERTY

75 Montauk Hwy Blue Point, NY 11715



Exclusively represented by:

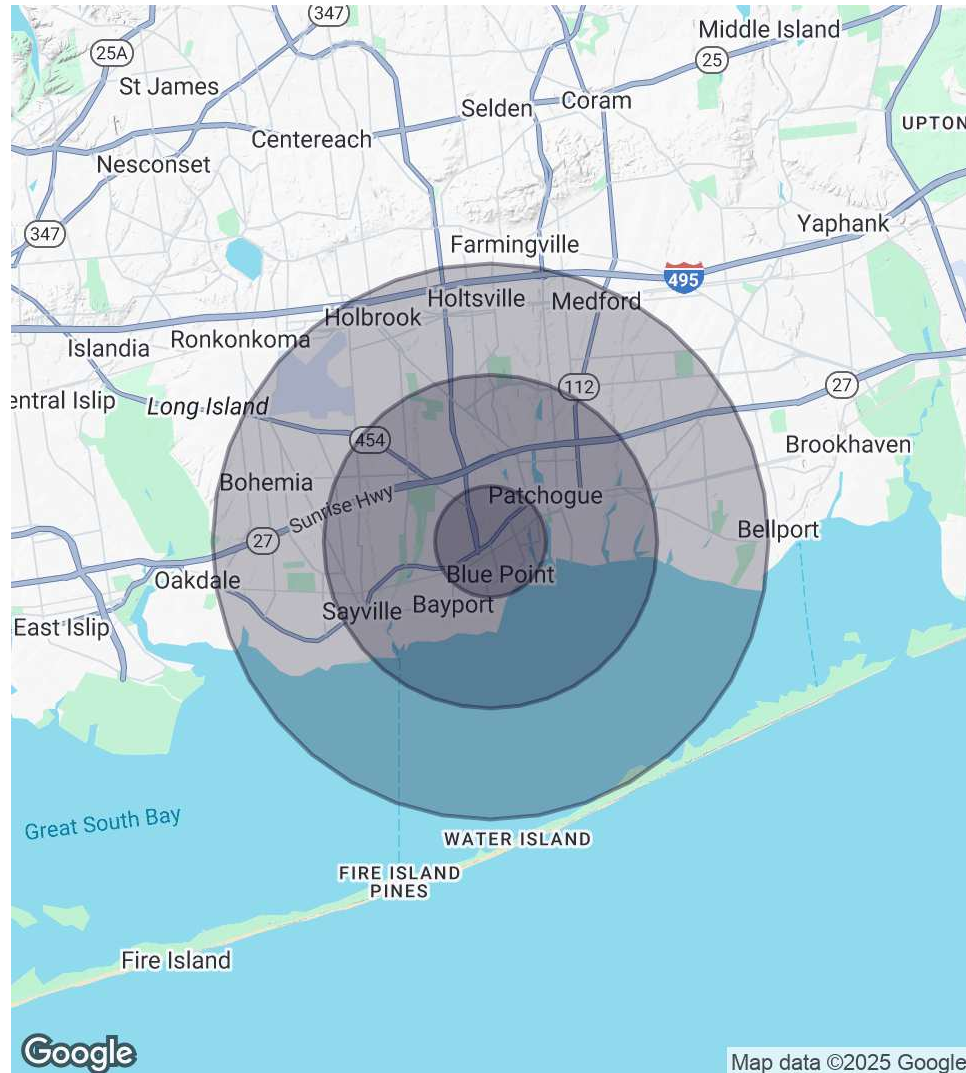
**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

# DEMOGRAPHICS MAP & REPORT

75 Montauk Hwy Blue Point, NY 11715



## 1 Mile Radius

### Population

10,098

### Households

4,163

### Average HH Income

\$144,976

## 3 Miles Radius

### Population

64,491

### Households

25,108

### Average HH Income

\$157,268

## 5 Miles Radius

### Population

143,757

### Households

52,172

### Average HH Income

\$157,148

Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

# EXCLUSIVELY REPRESENTED BY:



75 Montauk Hwy Blue Point, NY 11715



**Michael G. Murphy**

President | Commercial Division

michael.murphy@elliman.com

Direct: 631.858.2460 | Cell: 631.834.2626

## Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019, 2021 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse, the Philanthropy Network of NY, and more.

*Exclusively represented by:*

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com



## **We Are Commercial Real Estate**

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

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.