



HAMPTONS COMMERCIAL
REAL ESTATE TEAM

FOR LEASE

**342 Montauk Hwy,
Wainscott**



Custom
Divisions
Permitted

Industrial Warehouse Offerings

Unique warehouse opportunity on Montauk Hwy - formerly a moving & storage company zoned Industrial.

There is 23,491sf interior space & a 3,723sf covered dock on .62-acres.

Custom Divisions Permitted

Current Divisions:

- Warehouse - Building 3 - 7,200sf
- Warehouse - Building 2 - 4,992sf
- Warehouse - Building 4 - 7,282sf
- Enclosed Space - 1,427sf
- Loading Dock - 3,723sf
- Office Suites - 2,590sf

SURROUNDING TENANTS:

Wainscott Hardware, Southampton Masonry, Aboff's Paints, Goldberg's, Levain Bakery, Barry's Fitness

23,491	3,723	6
TOTAL INTERIOR SQUARE FEET	TOTAL EXTERIOR SQUARE FEET	DISTINCT SPACES

\$35/sf/yr + NNN

LISTING PRICE

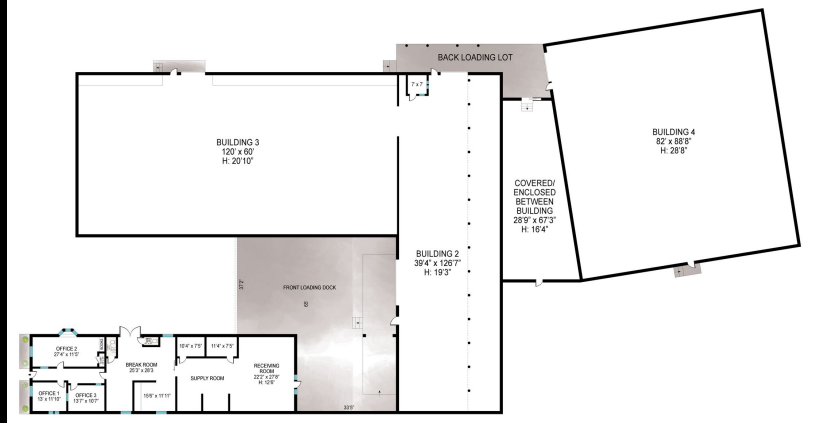
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