

DEVELOPMENT SITE | APPROVED FOR SELF STORAGE

190 Frowein Rd East Moriches, NY 11940

FOR SALE OR LEASE



Commercial



Artist rendering, not actual building

EXECUTIVE SUMMARY



DEVELOPMENT OPPORTUNITY | APROVED FOR SELF STORAGE | 190 Frowein Rd East Moriches, NY 11940

Lot Size:	2.69 Acres	Zoning:	L1- Industrial
# of Buildings:	2 (Two)	Total Square Feet:	40,000 SF
# of Storage Units Proposed:	173	Office Space Size:	+/- 250 SF
Annual Taxes:	TBD	Storage Space Size:	39,600 SF
Sale Price:	\$950,000.00	Lease Price:	\$200,000 per Annum (NNN)

Current Annual Taxes are \$2,766.00 and subject to change after development.

Property Overview

Douglas Elliman Commercial Division is pleased to exclusively present the sale of a long-term ground lease at 190 Frowein Road, East Moriches, NY. This 2.69-acre development site is approved for the construction of two one-story mini storage facilities totaling 40,000 SF.

The project includes 39,600 SF of storage space and 250 SF of office space, designed to maximize operational efficiency. Strategically positioned 2.5 miles from Sunrise Highway and 7.6 miles from the Long Island Expressway, this site offers exceptional accessibility within a high-demand market. Directly across street from a 300 + unit apartment complex for 55 years and over. Tremendous demographics with an enormous influx of in a growing demographic. The offering features a long-term ground lease with an asking price of \$3.50 PSF, inclusive of ground lease rent. The current lessee has prepaid the first two years and is securing necessary approvals, with site plan approval obtained in April 2023 and shovel-ready status anticipated by August 2023. The development will accommodate 173 storage units, with projected net rents ranging from \$17 to \$19 PSF, inclusive of ground lease rent. Zoned L1, the property offers ample parking, gas heating, and a projected construction cost of approximately \$122 PSF. For more details contact exclusive listing broker, Michael Murphy.

Exclusively represented by:

Michael G. Murphy

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

COMPLETE HIGHLIGHTS



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Location Information	
Street Address	190 Frowein Rd
City, State, Zip	East Moriches, NY 11940
Township	Brookhaven
County	Suffolk
Zoning	L1 Light Industrial

Property Highlights

- Prime Development Site – 2.69-acre property approved for two one-story mini storage facilities totaling 40,000 SF, designed for operational efficiency.
- Strategic Location – Situated 2.5 miles from Sunrise Highway and 7.6 miles from the Long Island Expressway, offering excellent accessibility.
- Long-Term Ground Lease – Asking price of \$3.50 PSF, inclusive of ground lease rent, with the first two years prepaid by the current lessee.
- Strong Investment Potential – Projected 173 storage units with estimated net rents of \$17–\$19 PSF, including ground lease rent.
- Shovel-Ready Site – Approvals secured, with site plan approval in April 2023, ensuring a streamlined development timeline.

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AERIAL VIEW OF PROPERTY

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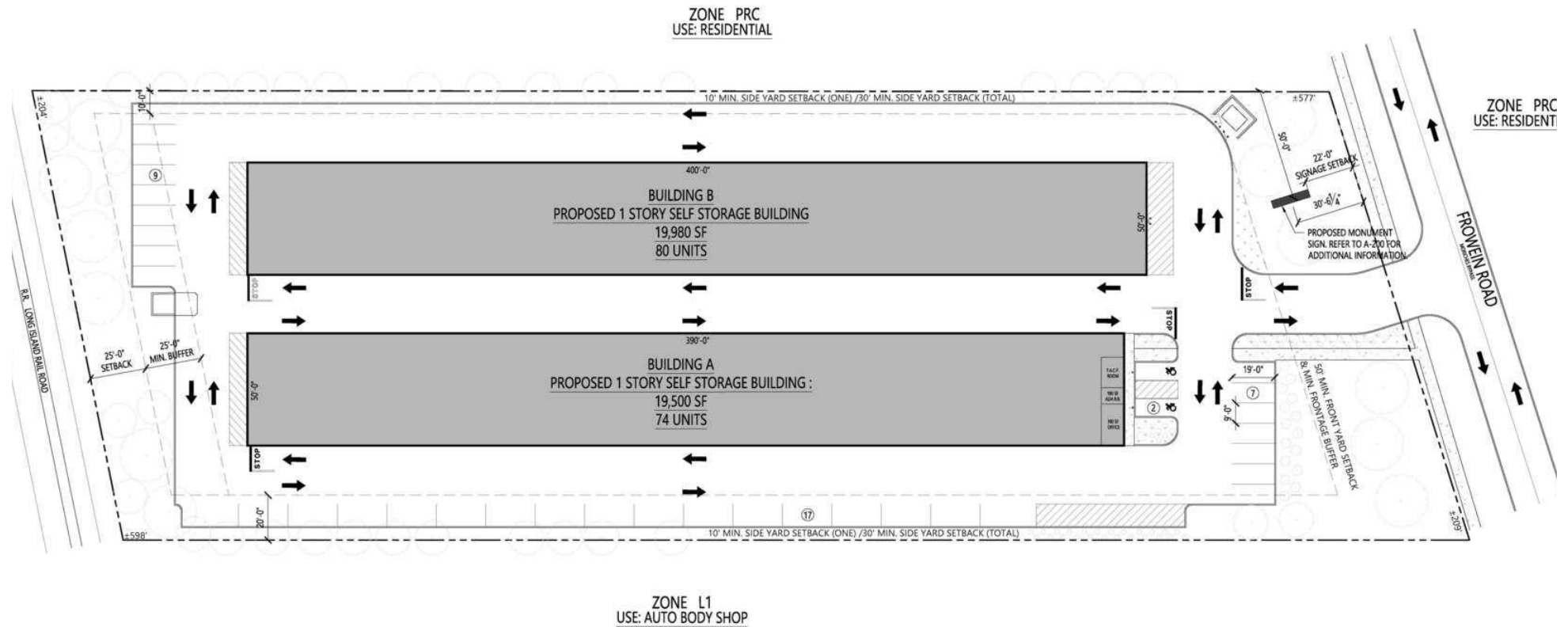
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SITE PLAN

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For Full Set of Plans, Contact Michael Murphy.

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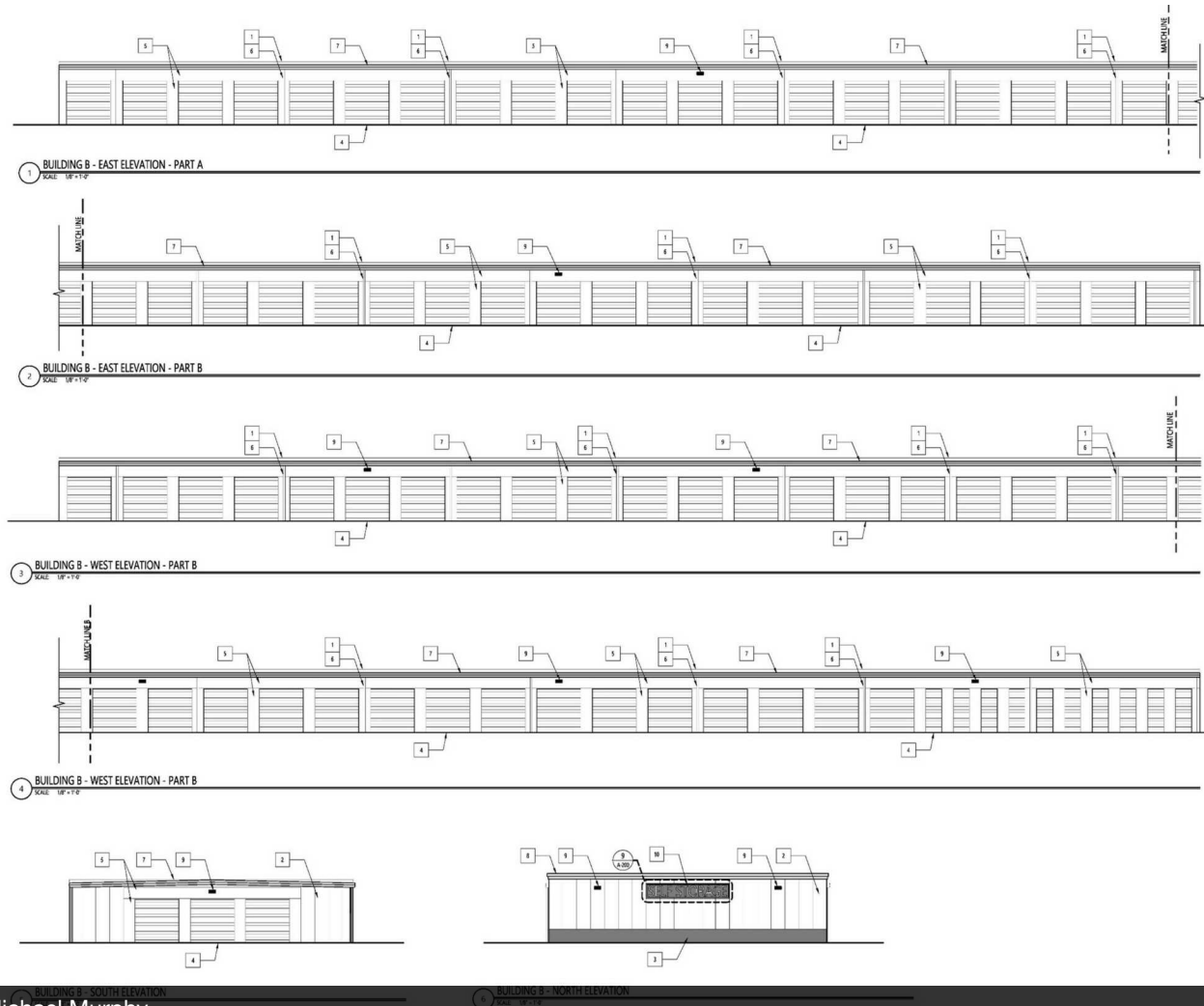
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EXTERIOR ELEVATIONS

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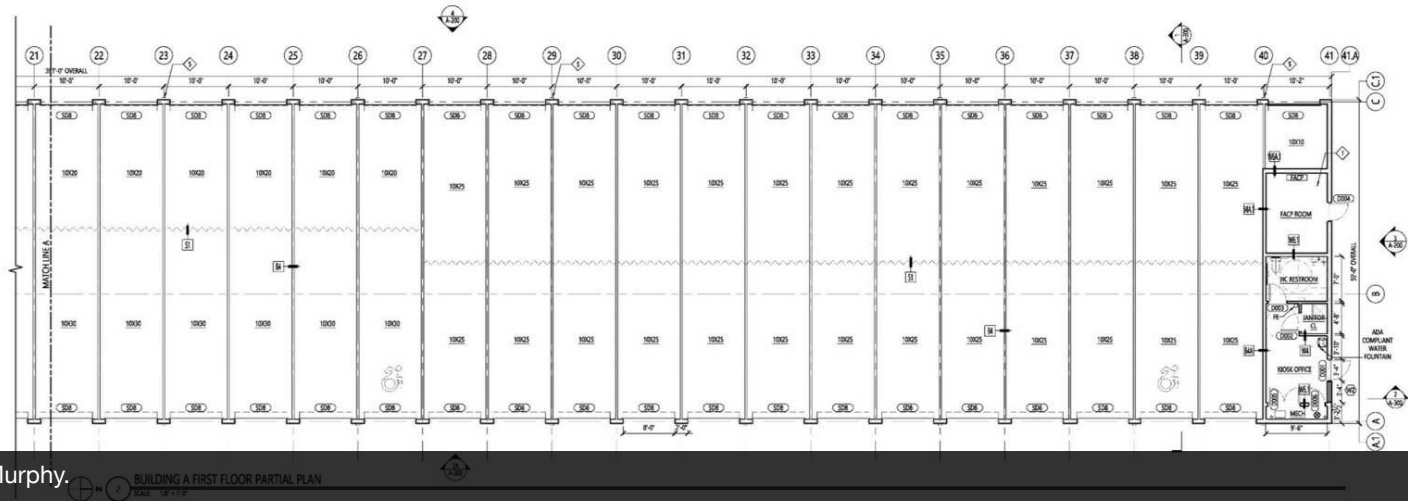
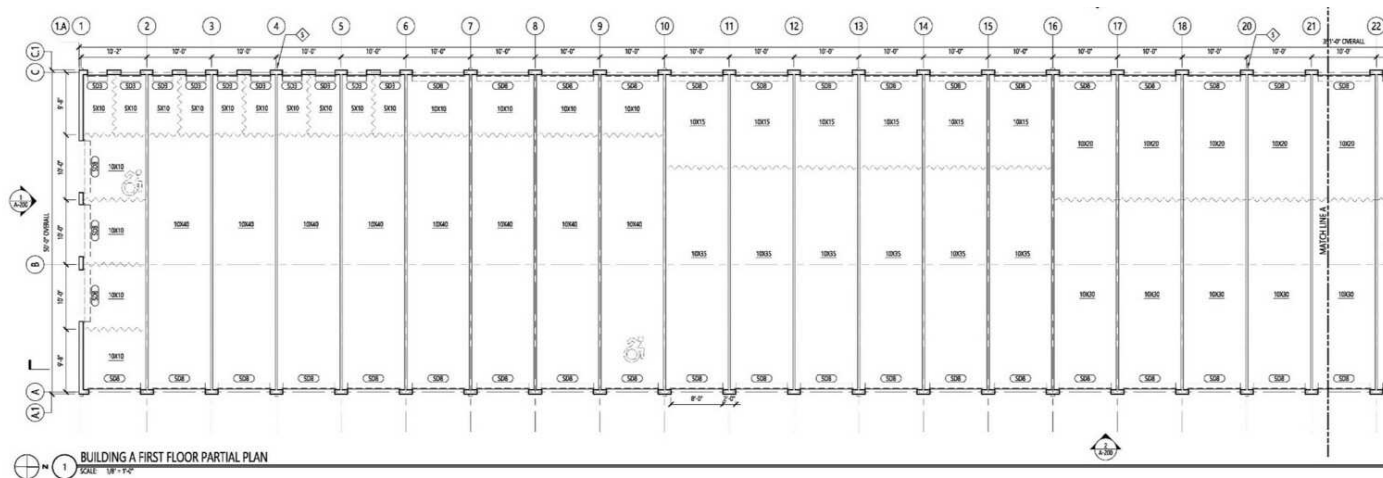
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BUILDING A FLOOR PLAN

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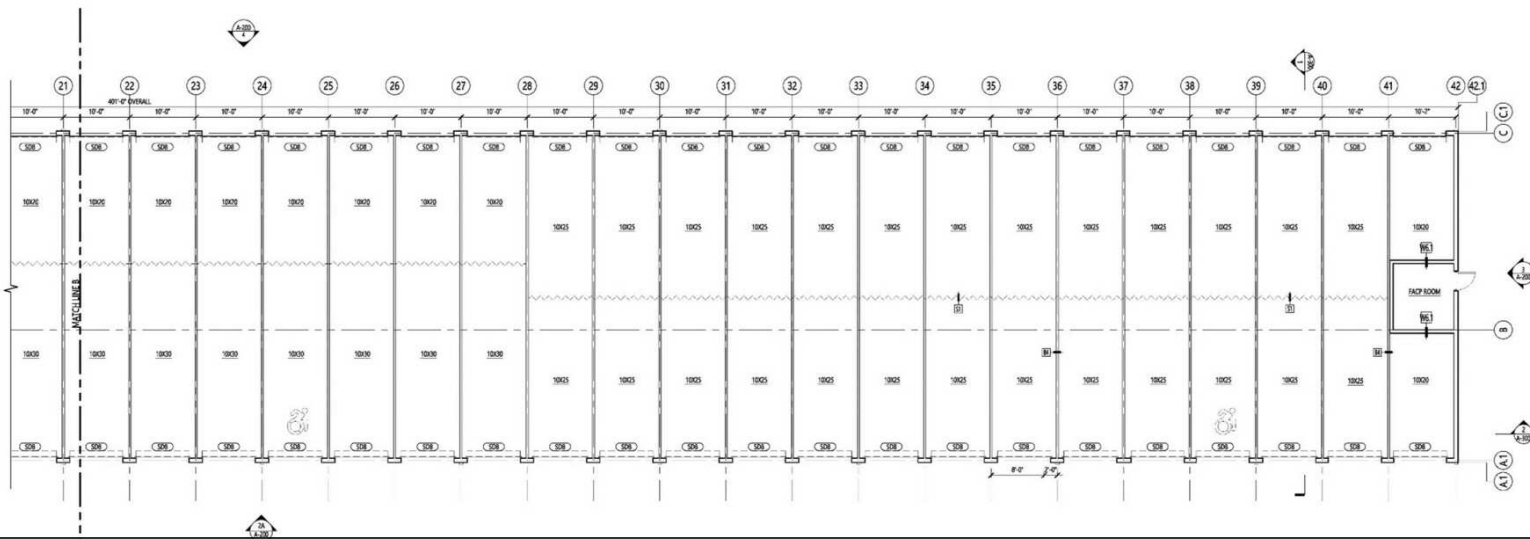
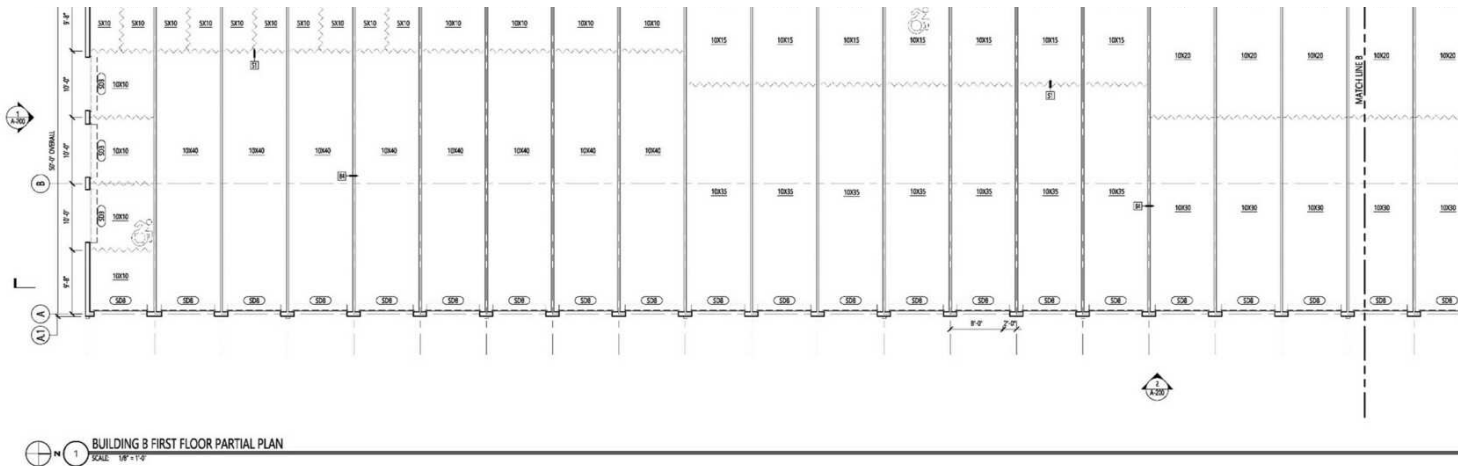
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BUILDING B FLOOR PLAN

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PROPOSED UNIT BREAKDOWN

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MORICHES UNIT MIX											
DRIVE UP UNITS	WIDTH	DEPTH	S.F. PER UNIT		BLDG A	BLDG B	UNIT SUBTOTAL	S.F. SUBTOTAL	% OF TOTAL (BY	% OF TOTAL	UNIT SIZE
	5	10	50	QUANTITY	10	10	20		11.6%	2.5%	5x10
				S.F.	500	500		1000 s.f.			
	10	10	100	QUANTITY	8	8	16		9.2%	4.1%	10x10
				S.F.	800	800		1600 s.f.			
	10	15	150	QUANTITY	6	7	13		7.5%	5.0%	10x15
				S.F.	900	1,050		1950 s.f.			
	10	20	200	QUANTITY	10	10	20		11.6%	10.2%	10x20
				S.F.	2,000	2,000		4000 s.f.			
	10	25	250	QUANTITY	26	28	54		31.2%	34.4%	10x25
				S.F.	6,500	7,000		13500 s.f.			
	10	30	300	QUANTITY	11	10	21		12.1%	16.0%	10x30
				S.F.	3,300	3,000		6300 s.f.			
	10	35	350	QUANTITY	6	7	13		7.5%	11.6%	10x35
				S.F.	2,100	2,450		4550 s.f.			
	10	40	400	QUANTITY	8	8	16		9.2%	16.3%	10x40
				S.F.	3,200	3,200		6400 s.f.			
					73	74	173		100.0%	100.0%	MIX RATIO
					19,300 s.f.	20,000 s.f.		39,300 s.f.			
					19,550 s.f.	20,050 s.f.		39,600 s.f.			
					99%	100%		99%			
					1ST	2ND	UNIT SUBTOTAL	S.F. SUBTOTAL			

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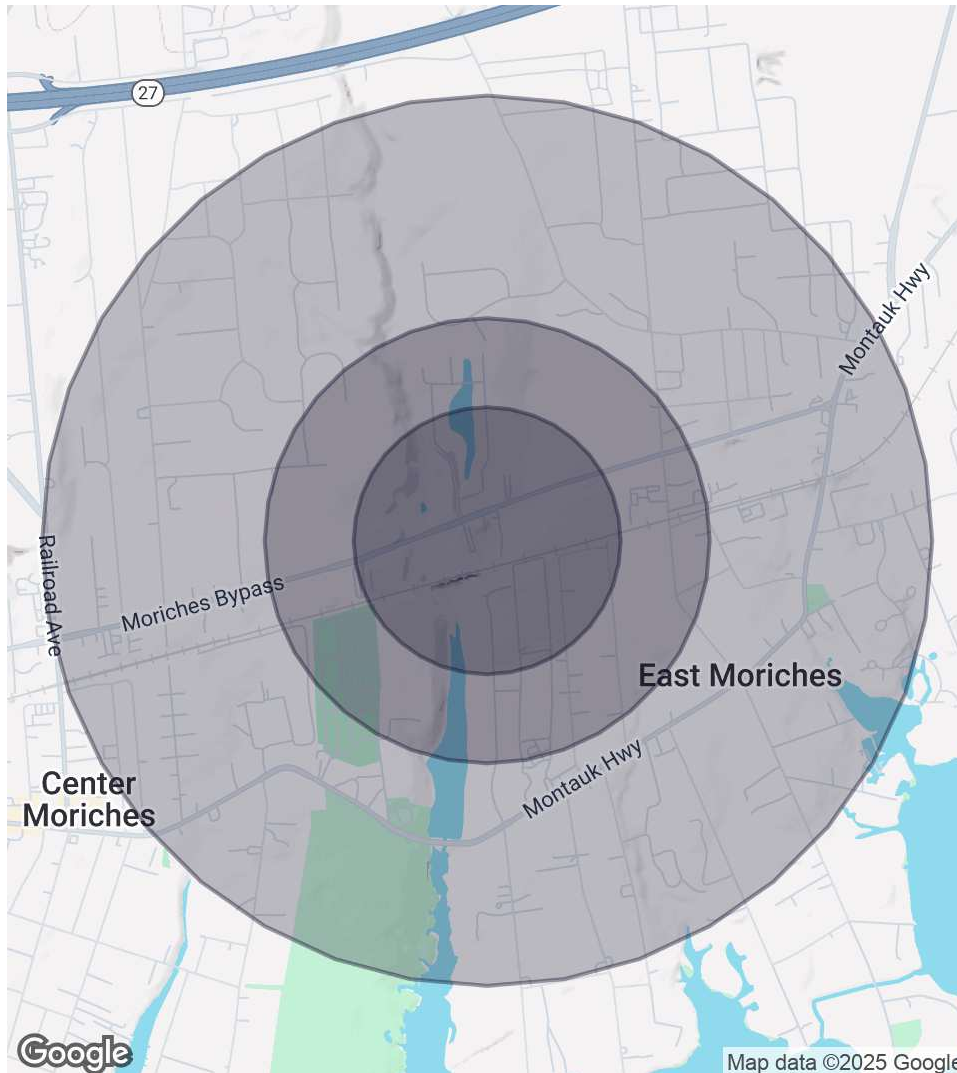
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DEMOGRAPHICS MAP & REPORT

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0.3 Miles Radius

Population

431

Households

153

Average HH Income

\$157,810

0.5 Miles Radius

Population

1,127

Households

401

Average HH Income

\$163,379

1 Mile Radius

Population

3,957

Households

1,326

Average HH Income

\$158,135

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RETAILER MAP

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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.

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We Are Commercial Real Estate

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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.