

OFFERING MEMORANDUM

384 Moffitt Blvd Islip, NY 11751

INDUSTRIAL WAREHOUSE FOR SALE



Commercial



EXECUTIVE SUMMARY

4,880 SF INDUSTRIAL WAREHOUSE | 384 Moffitt Blvd Islip, NY 11751

Building Size:	4,880 SF	Lot Size:	0.29 Acres
Drive In:	Two 10 ft by 16 ft	Parking:	Ample Spaces
Electric:	3 Phase	Sewers:	Yes
Heat/Water:	Gas	Zoning:	IND1
Annual Taxes:	\$21,950.00	Sale Price:	\$1,569,000.00

**FOR MORE INFORMATION OR TO SCHEDULE A TOUR, CONTACT MICHAEL MURPHY*

Property Overview

384 Moffitt Boulevard in Islip presents a prime opportunity for industrial and manufacturing users seeking a well-located, highly functional single-tenant facility. The property features a 4,880-square-foot industrial building situated on a 0.2-acre fenced lot, offering a versatile layout ideal for a wide range of industrial operations. Zoned IND1, the site supports strong long-term utility and growth potential within one of Islip's most active industrial corridors.

The building includes two drive-in doors measuring 10 feet by 16 feet, with a large motorized front-loading door and an additional rear garage door that provides excellent circulation and operational efficiency. The interior offers 14-foot ceiling heights, ample open workspace, and a well-appointed office area consisting of a large private office, bullpen, kitchen, bathroom with shower, and a secure storage room. The property is fully serviced with gas heat, central air conditioning, three-phase electric, county water, and sewer, ensuring reliable infrastructure for industrial users.

A large rear yard enhances functionality for storage, parking, or outdoor operational needs, while the site's ample on-site parking further supports tenant convenience. The building has been newly renovated with an updated roof, upgraded HVAC systems, and fresh interior and exterior paint, providing a turnkey environment for immediate occupancy.

The location is exceptional, positioned directly adjacent to the Islip LIRR station and just south of Sunrise Highway with quick access to Montauk Highway and the Southern State Parkway. The property is also moments from shopping, dining, and major retail destinations including the South Shore Mall and Islip's Main Street, offering convenience for employees and visitors. Originally constructed in 1955 and thoughtfully updated, the property combines modern functionality with a strategic, high-visibility location, making it an outstanding opportunity for an owner-user or investor seeking a strong industrial asset in a thriving Long Island market.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

COMPLETE HIGHLIGHTS

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Property Highlights

- Prime 4,880 SF single-tenant industrial building with 14-foot ceilings, two drive-ins, and a fenced yard.
- Newly renovated facility with updated roof, HVAC, and full interior and exterior paint.
- Fully serviced with gas heat, central air, three-phase electric, county water, and sewer.
- Functional layout featuring office space, bullpen, kitchen, bathroom with shower, and secure storage.
- Exceptional location adjacent to the Islip LIRR station and minutes from Sunrise Hwy, Montauk Hwy, and Southern State Pkwy.
- Ample parking and a large rear yard ideal for storage, fleet, or operational flexibility.

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AERIAL PHOTOS

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EXTERIOR PHOTOS

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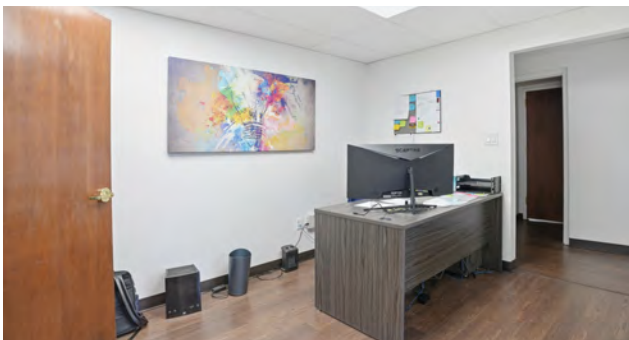
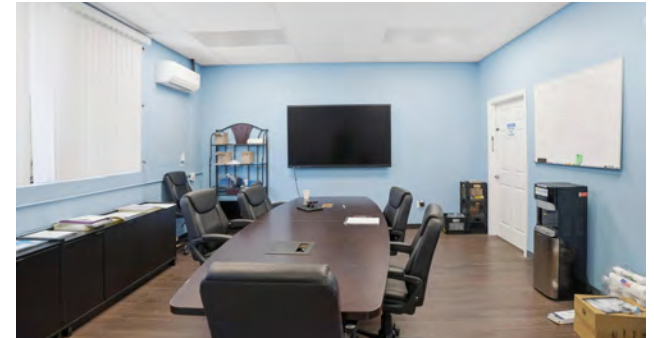
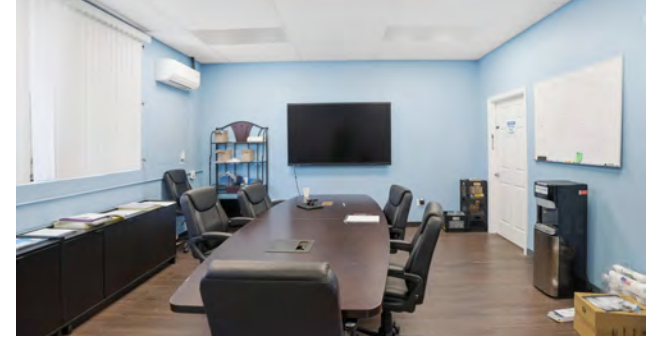
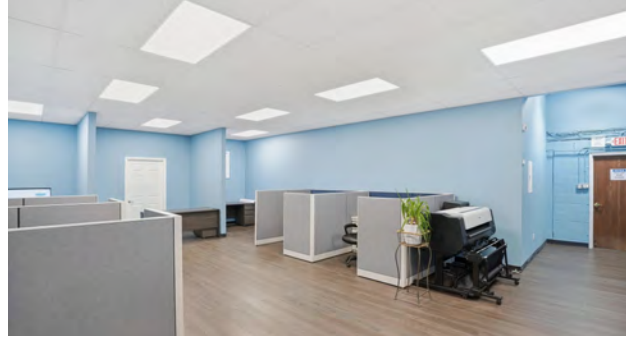
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INTERIOR PHOTOS

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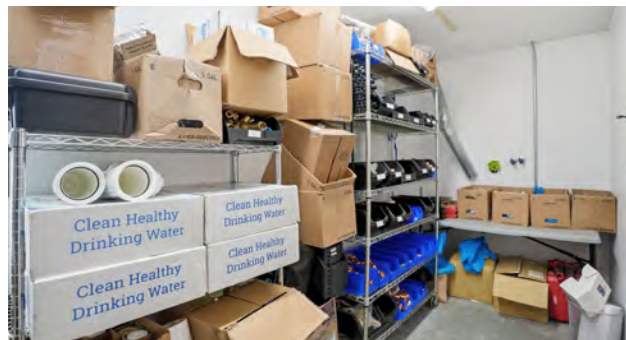
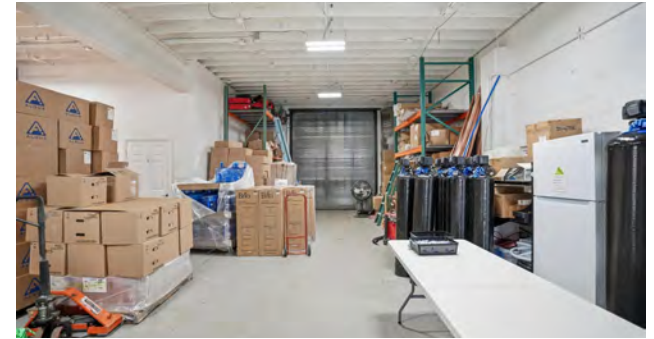
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AERIAL VIEW OF PROPERTY

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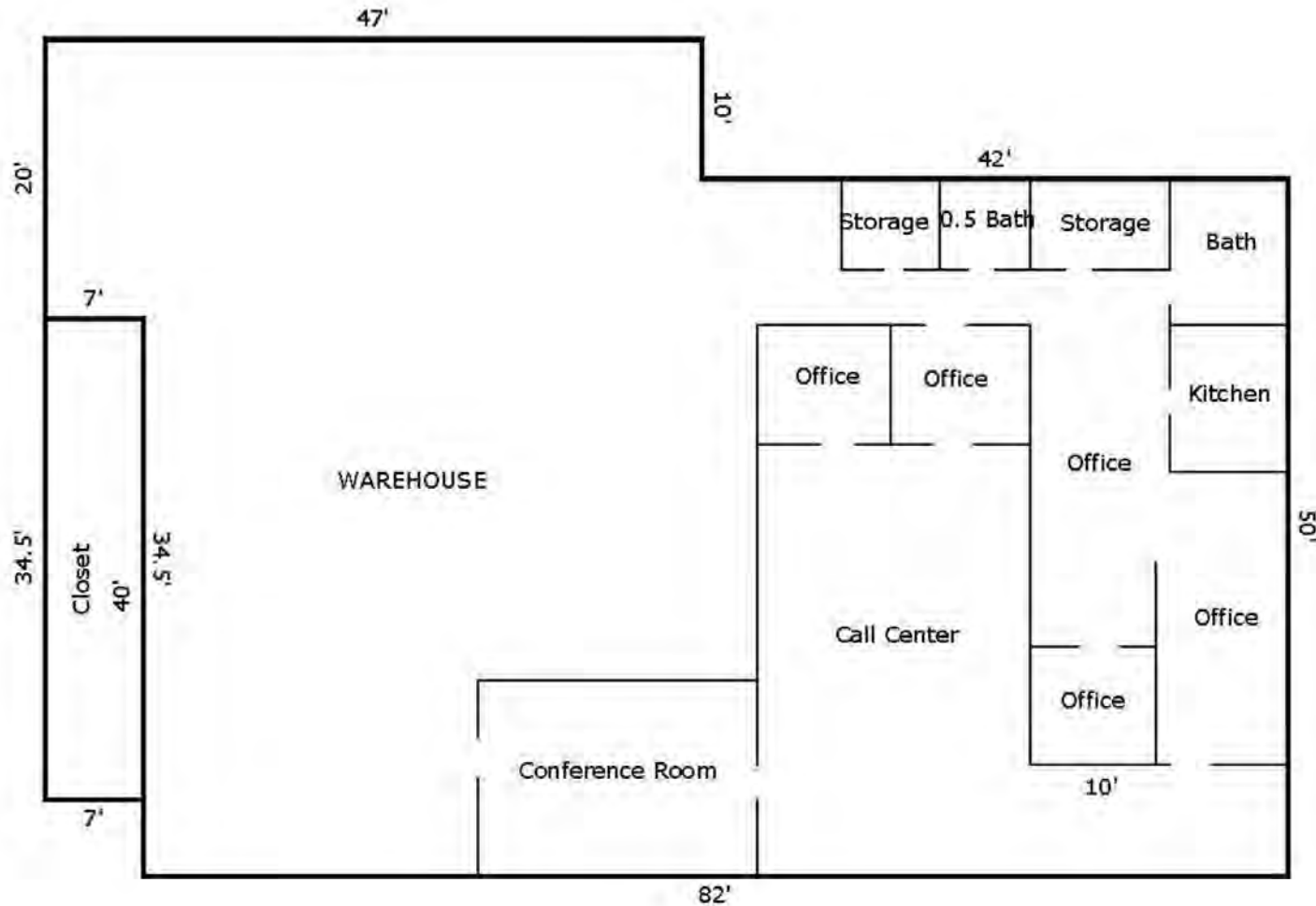
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PROPERTY FLOOR PLAN

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BUILDING CERTIFICATE

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DEPARTMENT OF PLANNING AND DEVELOPMENT
BUILDING DIVISION CERTIFICATE
TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK



Address of property to which this Certificate applies:

384 Moffitt Boulevard, Islip, New York

mg

This certifies that the above property contains the following improvements which conform substantially with the terms and requirements of the New York State Building Code and the Town of Islip Zoning Ordinance at the time of construction and that the premises may be occupied for the purpose as stated:

Industrial Building Masonry Construction No Garage F.U.#-None Recorded
Plumbing Fixtures Industrial District C/Occupancy 27 Dec 54 FLC:

Plumbing Gas Heat C/Compliance 7 May 99 HB:eo

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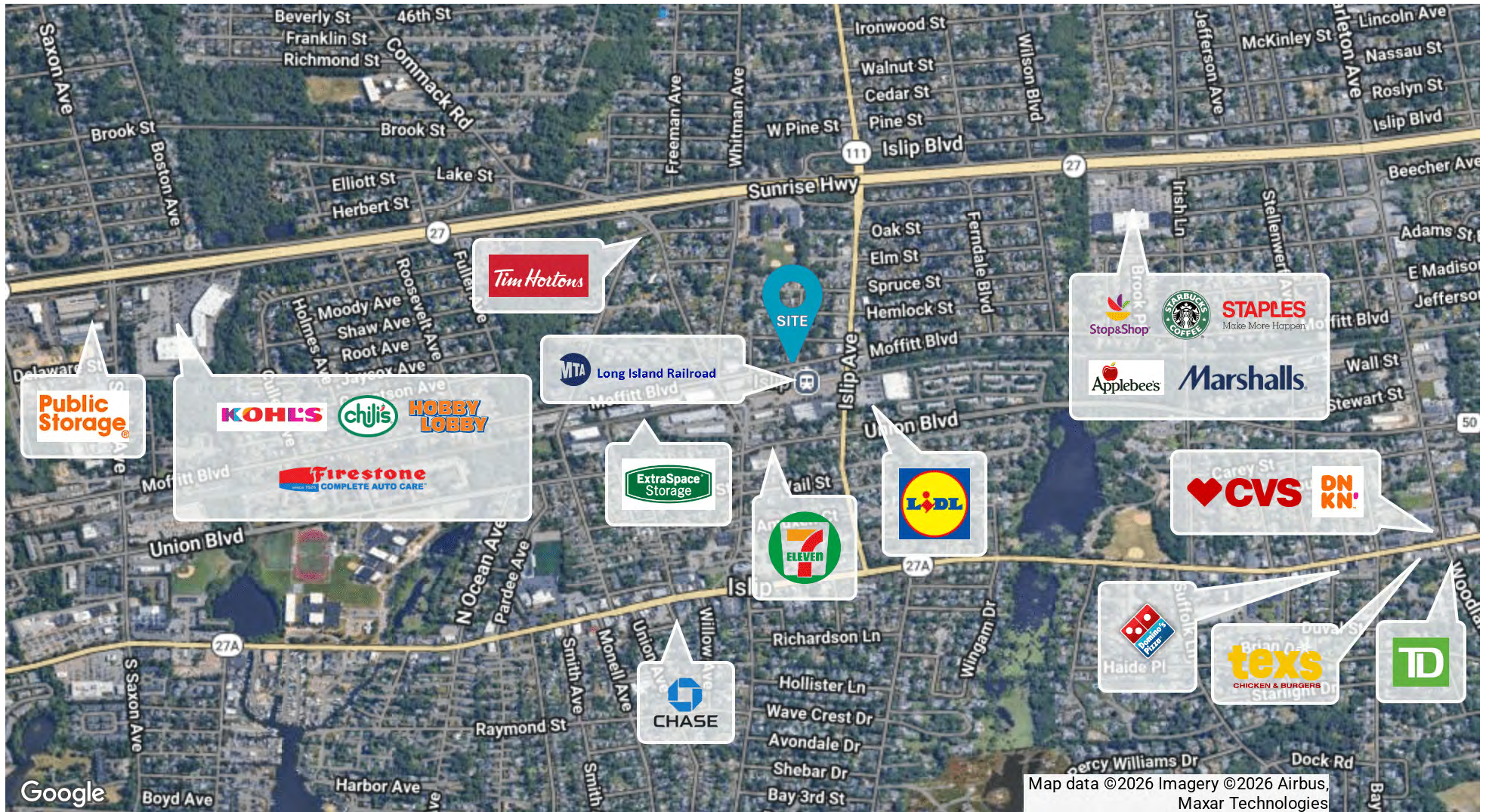
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RETAILER MAP

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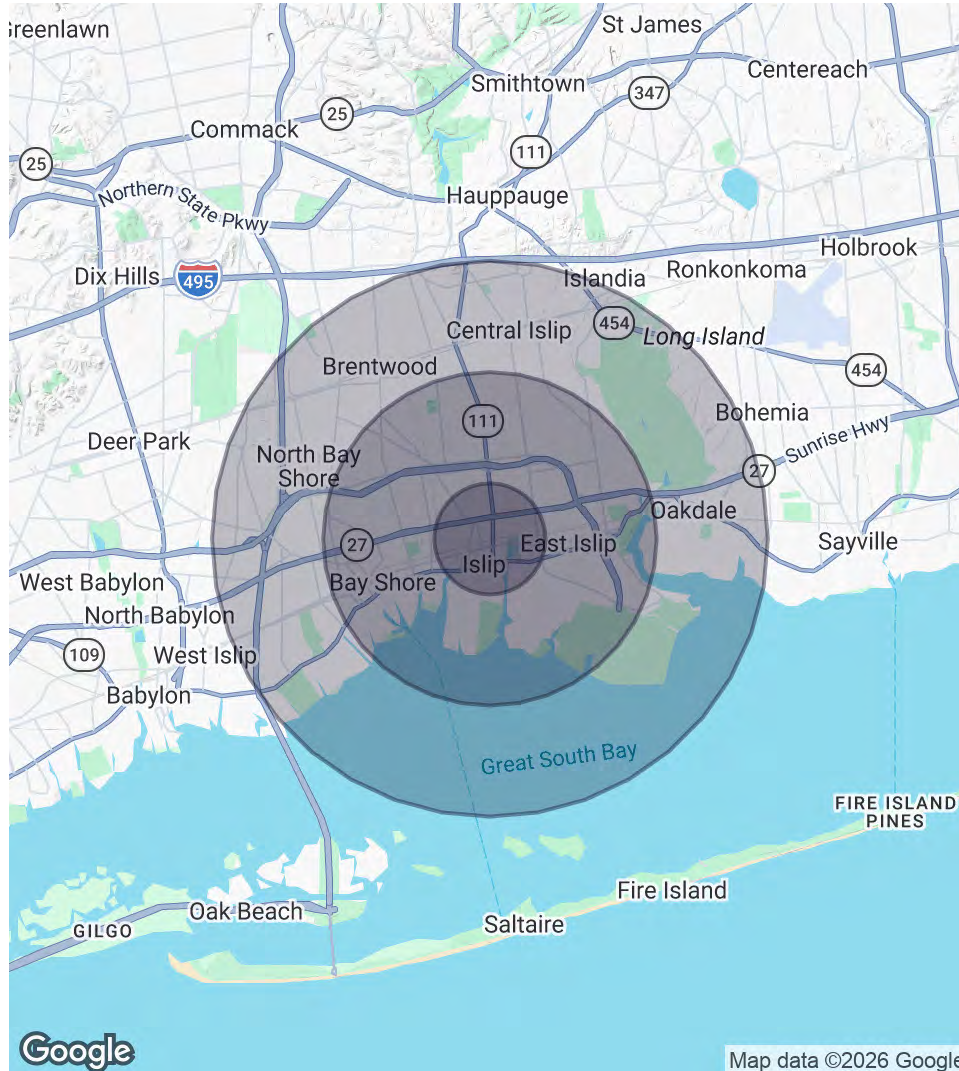
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population
12,751
Households
4,760
Average HH Income
\$132,571

3 Miles Radius

Population
79,413
Households
25,936
Average HH Income
\$140,157

5 Miles Radius

Population
172,408
Households
52,167
Average HH Income
\$146,891

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ADVISOR BIO 1

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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.

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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.