

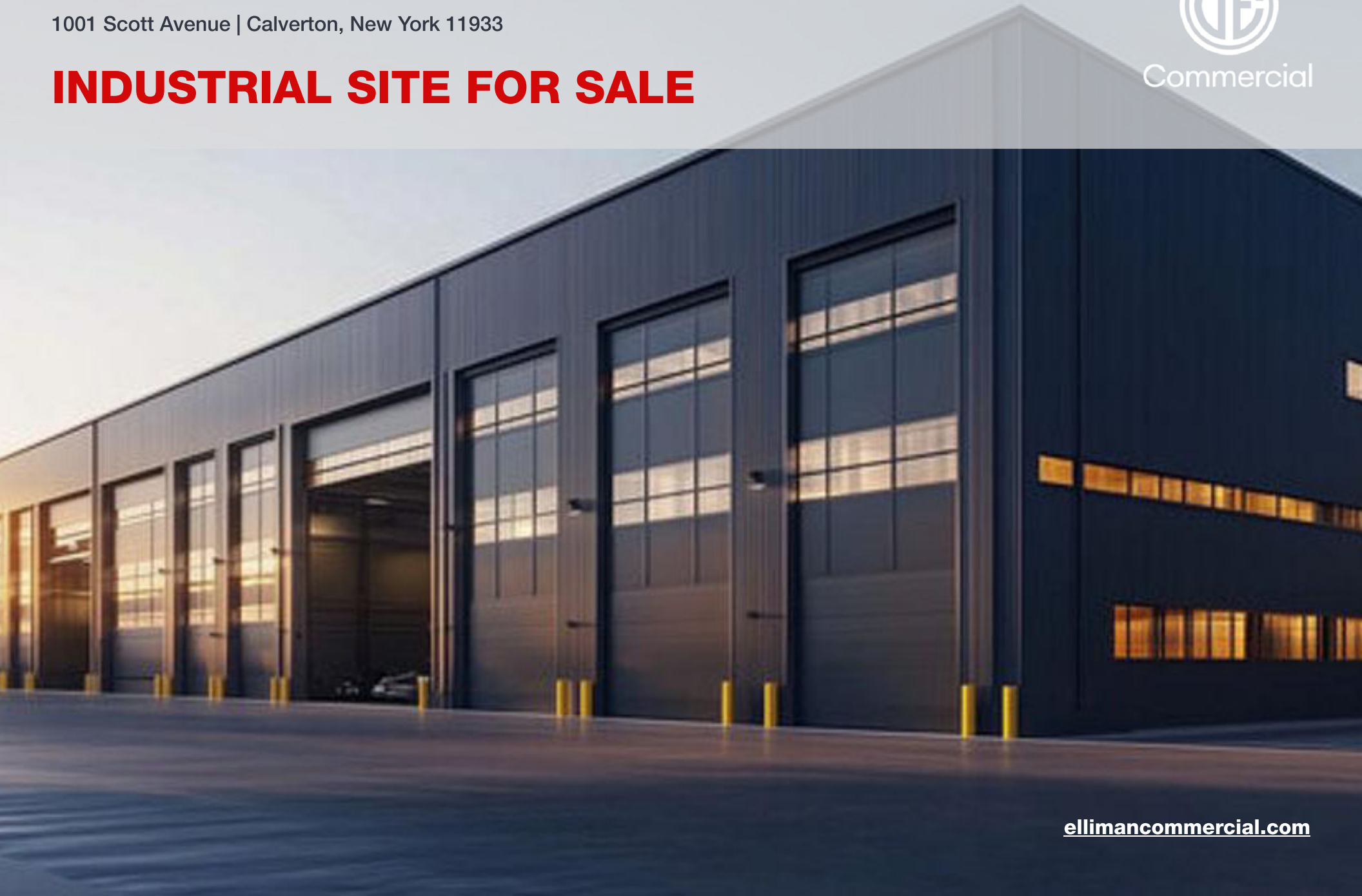
10.07 ACRES + 70K SF BUILDING + OUTDOOR STORAGE

1001 Scott Avenue | Calverton, New York 11933

INDUSTRIAL SITE FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

1001 Scott Avenue | Calverton, New York 11933

Proposed Building Size:	70,445 SF	Lot Size:	10.07 Acres
Zoning:	Industrial	Outdoor Storage Size:	65,750 SF
Ceiling Height:	38 Feet	Column Spacing:	52 ft by 50 ft
Loading Docks:	21	Parking:	70 Vehicles
Annual Taxes:	TBD	Sale Price:	\$4,500,000.00

For more details, contact Exclusive Listing Team

PRELIMINARY PLANS IN PLACE

Douglas Elliman Commercial is pleased to present 1001 Scott Avenue, Calverton for sale. This planned Class A industrial development will offer approximately 70,445 square feet of premium warehouse space on 10.07 acres within a future industrial park. Designed for efficiency and scale, the building will feature 38-foot clear ceiling heights, 52' x 50' column spacing, and permitted outdoor storage, making it ideal for logistics, manufacturing, or distribution operations.

Located near I-495, NY-27, and NY-25, the site provides direct access to the East End and Hamptons markets, with convenient reach to New York City. In January 2024, the Riverhead Town Board enacted a moratorium on industrial development outside the Calverton Enterprise Park. 1001 Scott Avenue is exempt from this moratorium, allowing the project to move forward without restriction.

Property Highlights

- Preliminary Plans In Place | Planned Class A Industrial Development-Will offer approximately 70,445 SF of warehouse space on 10.07 acres within a future industrial park.
- High-Performance Design | Features 38-foot clear ceiling heights and 52' x 50' column spacing for optimal operational efficiency.
- Permitted Outdoor Storage | Adds flexibility for logistics, manufacturing, or distribution uses.
- Strategic Location | Near I-495, NY-27, and NY-25, with direct access to the East End/Hamptons and convenient reach to NYC.

Exclusively represented by:

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Christopher Mauriello

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SCOTT AVENUE

BURMAN BOULEVARD

OVERVIEW OF PROPERTY

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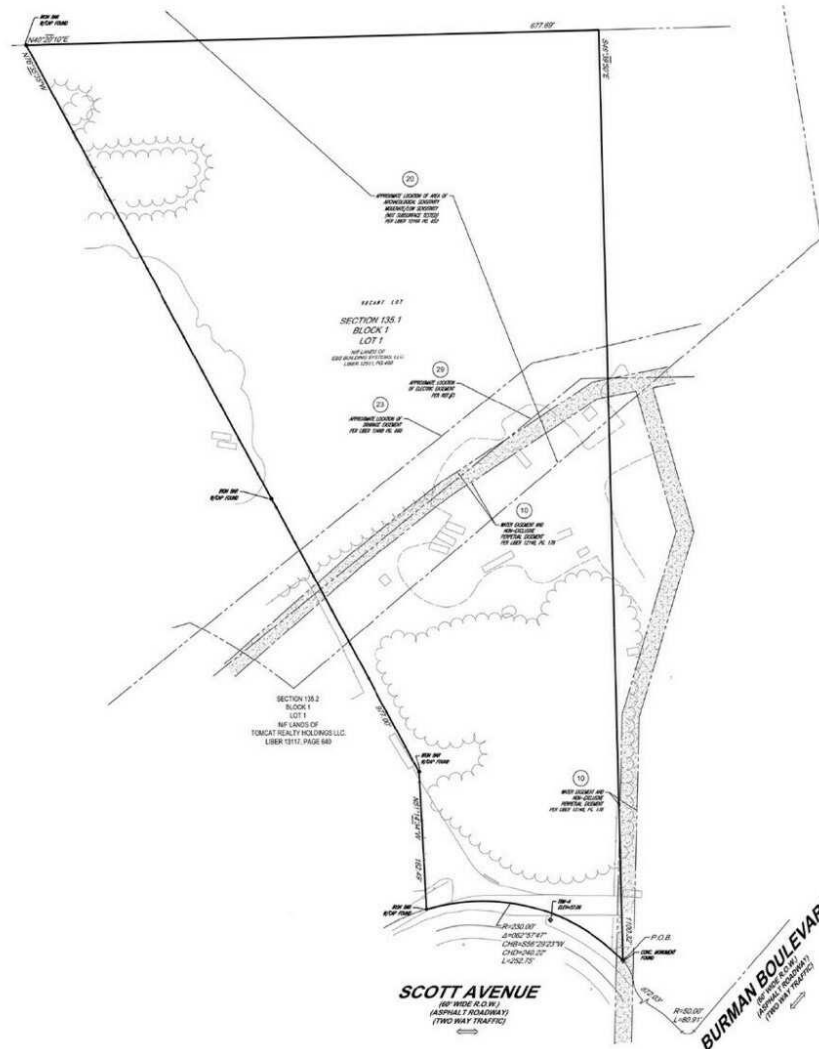
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PROPERTY SURVEY

1001 Scott Avenue | Calverton, New York 11933



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RETAILER MAP

1001 Scott Avenue | Calverton, New York 11933



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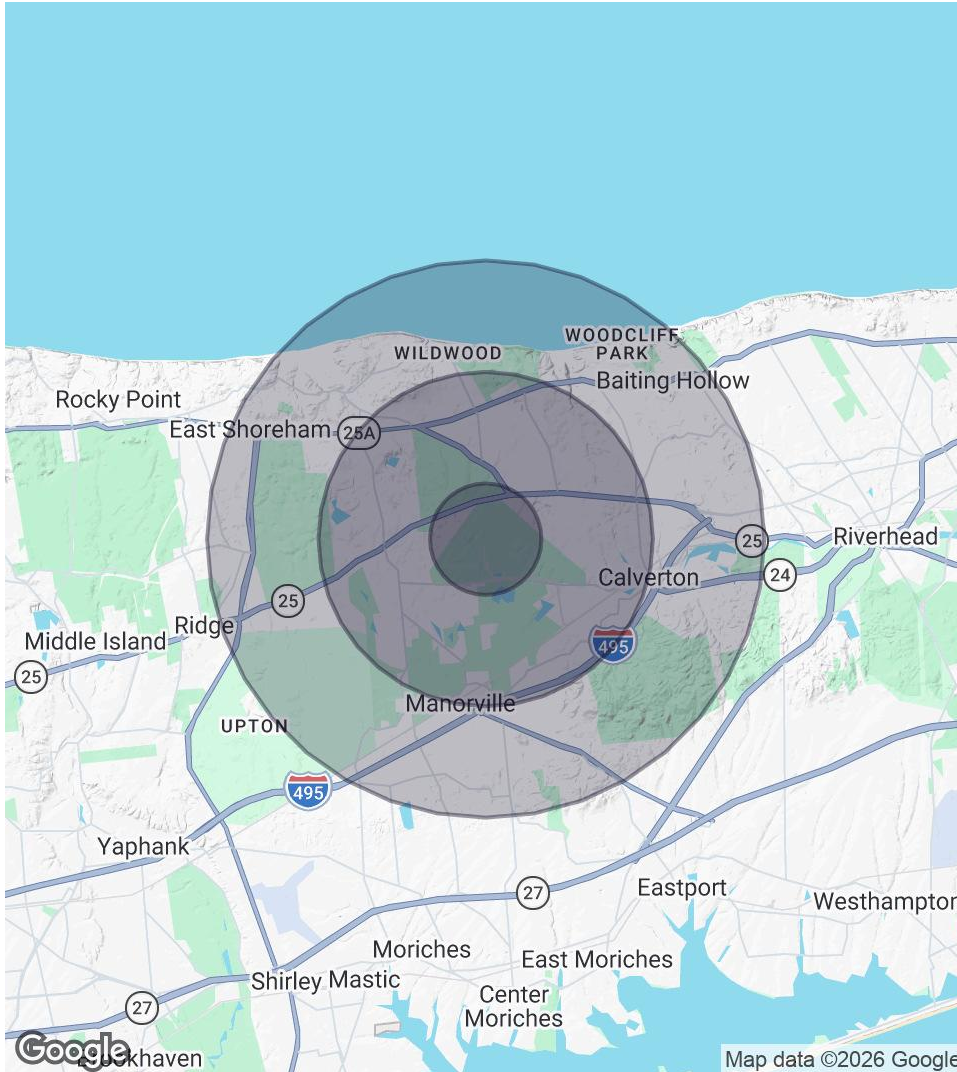
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DEMOGRAPHICS MAP & REPORT

1001 Scott Avenue | Calverton, New York 11933



1 Mile Radius

Population
59
Households
20
Average HH Income
\$189,569

3 Miles Radius

Population
7,511
Households
2,753
Average HH Income
\$163,809

5 Miles Radius

Population
26,303
Households
10,087
Average HH Income
\$153,844

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We Are Commercial Real Estate

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