



Colliers

4245 & 4227

MIDDLE COUNTRY ROAD | CALVERTON, NY
30 Acre Industrial Land Development For Sale

SMALLER SUBDIVISIONS POSSIBLE

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4245 & 4227

MIDDLE COUNTRY ROAD | CALVERTON, NY

30 Acre Industrial Land Development For Sale

LOT 1: 4245 Middle Country Road | Calverton (29.15 acres)

LOT 2: 4227 Middle Country Road | Calverton (0.85 acres)

30 ACRE LOT OFFERS 540 FEET OF FRONTAGE ON ROUTE 25

SMALLER SUBDIVISIONS POSSIBLE

'AS OF RIGHT' SPECIFICATIONS

Square Footage: +/- 224,900 SF

Parking: 302 Car Stalls/61 Trailer Stalls*

Ceiling Height: Up to 30'

Loading: Built to Suit

Zoning: Industrial C

Asking Sale Price: Present offers

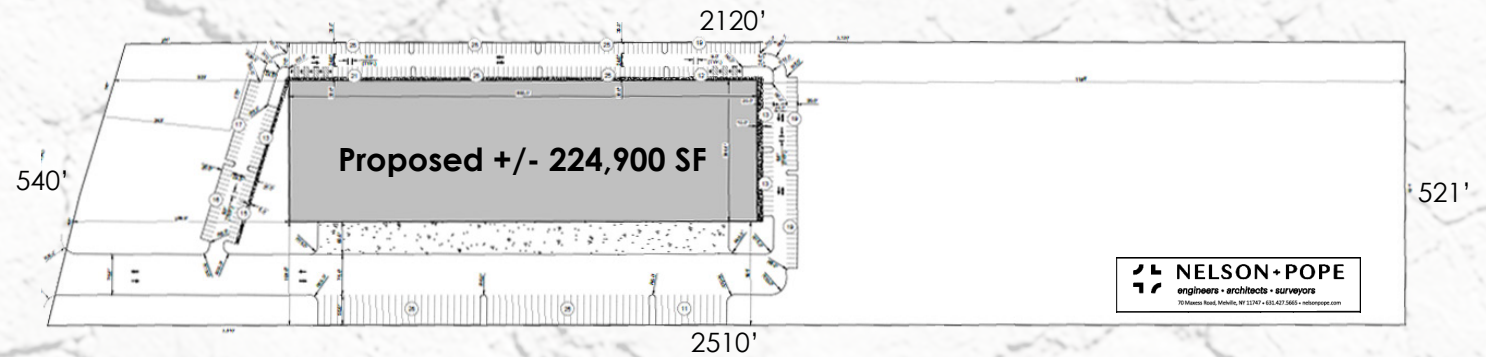
Real Estate Taxes: \$20,370.30/year (4245 Middle Country Rd.)

\$10,740.30/year (4227 Middle Country Rd.)

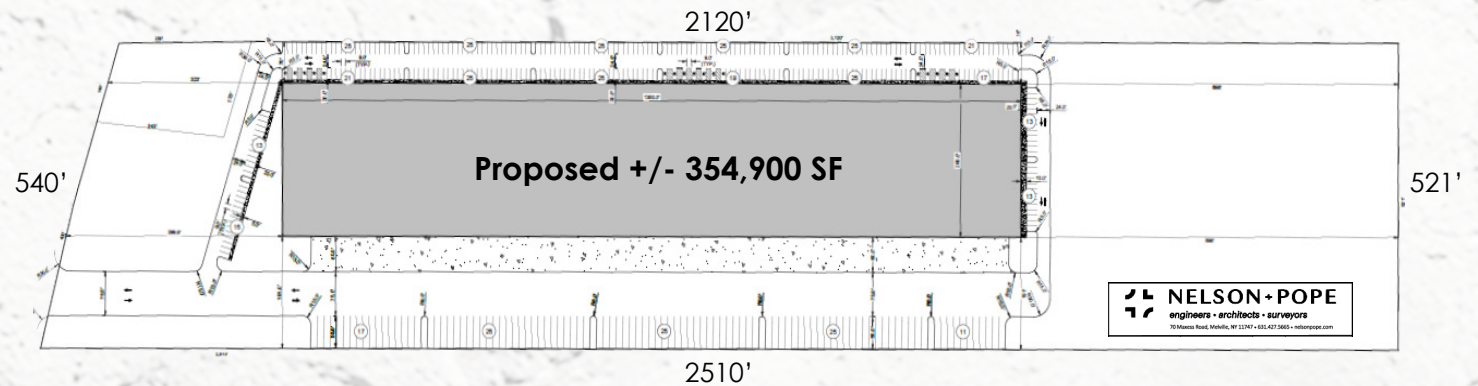
*Potential for additional parking

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.

CONCEPT PLAN A "As of Right" Site Plan



CONCEPT PLAN B Transfer of Development Rights Site Plan



Permitted uses:

- (1) Offices
- (2) Warehouses
- (3) Greenhouses
- (4) Wholesale businesses
- (5) Laboratories, including prototype manufacturing
- (6) Vocational schools
- (7) Golf courses
- (8) Parks and playgrounds
- (9) Equestrian facilities
- (10) Commercial sports and recreation facilities
- (11) Dog and horse training and boarding facilities
- (12) Manufacturing (indoor)

*Additional uses available with town approval. Please refer to the town code.

[Click For Town Zoning Code](#)

MARKET OVERVIEW

Long Island Industrial Market

Long Island has approximately 159.8 million square feet of inventory across 4,422 buildings boasting a 3.4% vacancy rate and an average rent of \$14.67 per square foot net. Since 2014, vacancy rates have not exceeded 5% and during the same time period, market rent has grown 58%. Industrial facilities on Long Island continue to be the most sought after property class by investors. Investment sales volume reached in excess of \$106 million in Q1 of 2022.

Local Industrial Market

The Suffolk County industrial market consists of over 98.7 million square feet of inventory throughout 2,757 buildings. This market has seen a 49% rent growth since 2014, while the county continues to post record low availability rates with a current vacancy rate of 3.0%. Suffolk County experienced 160,665 SF of positive net absorption in Q1 2022.

Since 2018, approximately 871,000 square feet of industrial space has been delivered to the Suffolk County submarket, which amounts to less than 1% of the total market. With the sustained growth of e-commerce and scarce availability of vacant space coupled with construction pipelines unable to keep pace, expect market rents to continue to increase and vacancy rates to hold low.

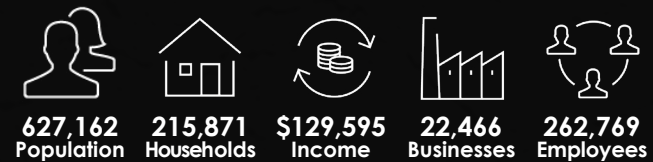
PROPERTY DEMOGRAPHICS



5 MILES



10 MILES



20 MILES





DISTANCE TO:

- 11.9 Miles**
Westhampton Industrial
Business District
- 24.8 Miles**
Town of
Southampton
- 32.2 Miles**
Hauppauge
Industrial Park
- 48.8 Miles**
Nassau
County
- 50.5 Miles**
Town of
Montauk
- 62.5 Miles**
Queens
- 69.8 Miles**
Bronx
- 76.7 Miles**
Manhattan



The property is located 2.5 miles from I-495 at exit 71.
I-495 (The Long Island Expressway) is Long Island's main interstate and runs 71 miles from the Queens-Midtown Tunnel in Manhattan to Route 58 in Riverhead, Long Island.