

FOR LEASE

LEASE RATE
\$25/SF NNN



971 Route 25A

MILLER PLACE, NY 11764 | 7,000 SF Subdivisible • J2 ZONING | RESTAURANT + DRIVE-IN WAREHOUSE

TOTAL BUILDING

7,000

SF

PARKING

31

SPACES

LEASE RATE

\$25

SF • NNN



PRESENTED BY

Richard Pino

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PROPERTY OVERVIEW

\$25/SF NNN

971 Route 25A · Miller Place, NY



Garage/Warehouse 971 ROUTE 25A

PROPERTY DETAILS

Total Building Size	7,000 SF
Lot Size	0.78 Acres
Building Type	Commercial /Restaurant / Warehouse
Zoning	J2
Parking	31 Spaces
Condition	Excellent
Lease Rate	\$25 / SF NNN
Annual Taxes	\$26,000

PROPERTY HIGHLIGHTS



01

DRIVE-IN ACCESS

Clear-span warehouse with an oversized overhead drive-in door — built for auto, contractor, or light-industrial use.

02

J2 Commercial or Auto

J2 (General Commercial Restaurant + Automotive) zoning supports a broad range of auto, service, and commercial uses.

THE OPPORTUNITY

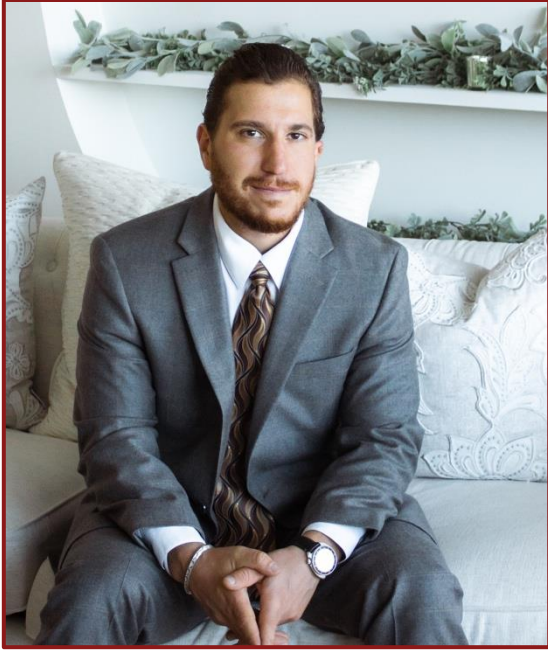
A 7,000 SF Restaurant + drive-in warehouse in excellent condition on Route 25A in Miller Place, with J2 (general commercial / automotive) zoning and 31 on-site parking spaces. Ideal for Restaurant, automotive, contractor, service, or light-industrial users seeking a turnkey flex space on a high-traffic North Shore corridor.

SCHEDULE A TOUR · REQUEST DETAILS · (631) 406-6801 · RPINO@RRCRG.COM

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ABOUT THE BROKER

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AREAS OF EXPERTISE

Investment Sales Mixed-Use & Multifamily Retail & Office Leasing 1031 Exchange Advisory

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At R & R Commercial Realty Group, we focus on creating real value for property owners. We work hands-on with every client, combining market knowledge, aggressive marketing, and disciplined execution to maximize pricing and certainty of close.

— RICHARD PINO, FOUNDER

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