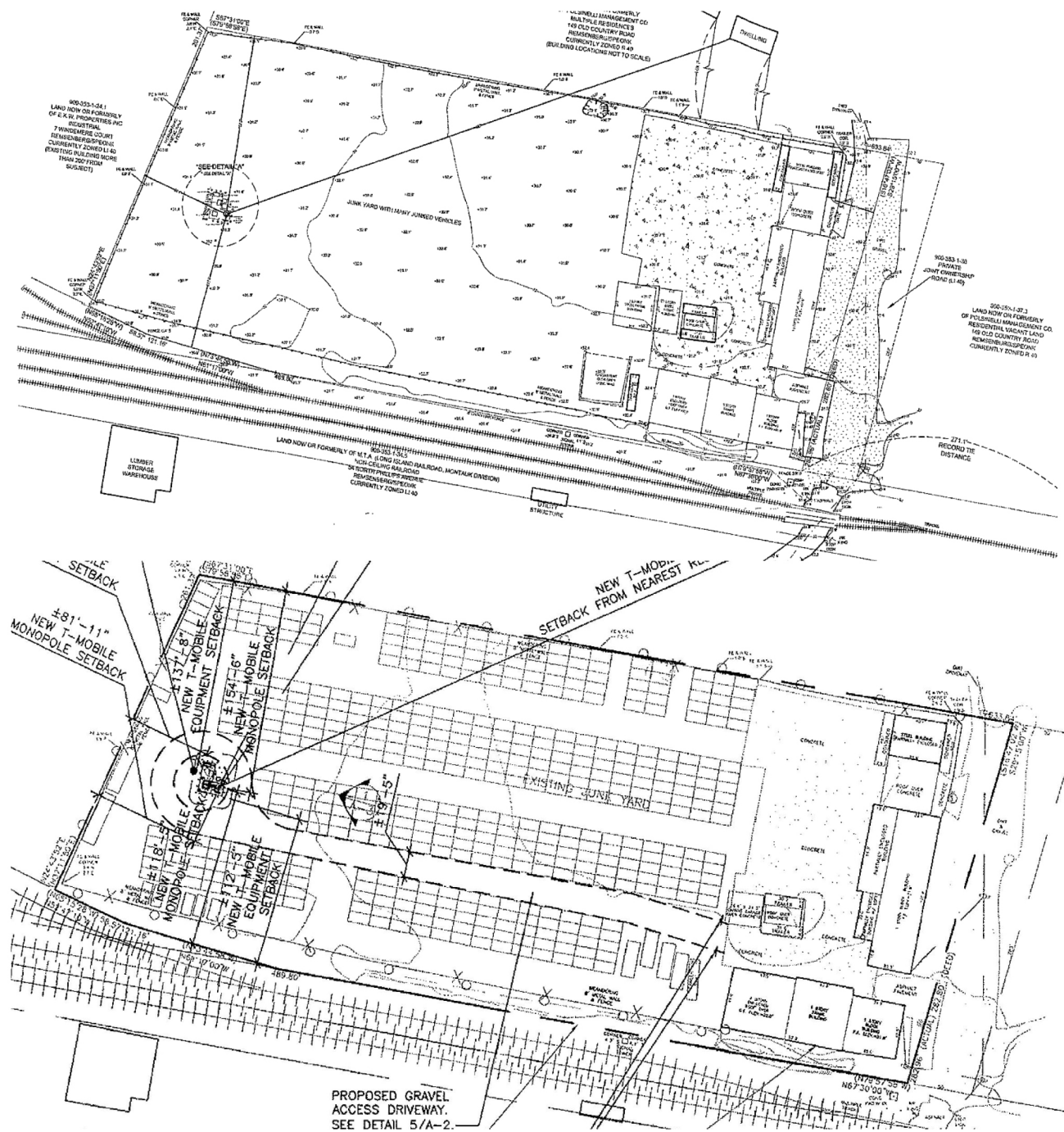




196 JAGGER PATH A, SPEONK, NY 11977

Industrial Property with Office/Shop & Outside Storage, 4.17 Acres. An exceptional opportunity to own a versatile industrial property with 2 buildings (10,000 sq ft +) approved outside storage in a prime Speonk location, just north of Montauk Highway. This site offers ample space for a variety of commercial uses and is ideal for contractors, logistics, or service-based operations. Cell tower is included in sale, it has optimum, T-mobile, Verizon, and room for 2 more carriers (generates \$6,000 a month, all are on 20-year leases, and two are halfway through the term. Optimum Minutes to Sunrise Highway, with easy access to the Hamptons, Long Island, and major transportation routes. Whether you're expanding your existing business or seeking an investment in a high-demand corridor, this property delivers unmatched potential in a growing commercial area. Additional note: Water is well water, but municipal water is available.





COMMERCIAL PROPERTY

\$4,500,000



TAXES: \$19,455

PROPERTY FEATURES

- 2 Buildings 10,000 Sq Ft
- 4.17 Acres
- Cell Tower
- Approved Outside Storage
- Great Location



1 FIRST HAMPTON
INTERNATIONAL REALTY
YOU FIRST

LARRY CITARELLI
PRINCIPAL BROKER
631.872.0280 • LC@FHIRNY.COM

ZONING

330 Attachment 7

Town of Southampton § 330-37, Industrial Districts Table of Use Regulations [Last amended 4-11-2023 by L.L. No. 15-2023]

P = Permitted use
SE = Special exception use
X = Prohibited use

ALL UNLISTED USES ARE PROHIBITED IN ALL DISTRICTS

SIC Code ¹	Use Classification	LI-40 Light Industry	LI-200 Light Industry
	A. Residential uses.		
	(1) All new residential uses.	X	X
	(2) Dwelling lawfully existing prior to adoption of this chapter.	P	P
	B. Residential community facilities.		
	(1) Church or similar place of worship or religious instruction, parish house, rectory, seminary or convent.	X	X
	(2) (Reserved)		
	(3) Nursery school or child day-care.	X	X
	(4) Park, playground or recreational area when authorized or operated by the municipality.	P	P
8411	(5) Public library or museum.	P	P
	(6) Fire station, municipal office or any government building of similar character.	P	P
	(7) School, elementary or high, public, denominational or private, operated or licensed by the New York State Education Department.	P	P
	(8) School for the mentally challenged, public or private, nonprofit, for which a certificate of incorporation has been approved and an operating certificate issued under Article 31 of the Mental Hygiene Law of the State of New York.	SE	SE
	C. General community facilities.		
	(1) Beach club, nonprofit.	X	X
	(2) Bus passenger shelter.	P	P
	(3) Helicopter landing area.	SE	P
	(4) (Reserved)		
	(5) (Reserved)		
	(6) Public utility structure or right-of-way, sewage treatment plant or water supply facility necessary to serve the municipality, except wireless communications towers and antennas.	P	P
	(7) Wireless communications towers and antennas.	SE	SE
	D. Business uses.		
	(1) Agricultural category.		
01	Agriculture, excluding animal husbandry	P	P
0279	Animal shelter and kennel	SE	SE
074	Veterinary services and kennel	SE	SE
078	Landscape and horticultural services	P	P
	Greenhouse, agricultural	P	P
	Greenhouse, commercial	SE	SE
	Plant nursery	P	P

NOTES:

¹ "SIC" refers to the 1972 Standard Industrial Classification Manual as supplemented in 1977. Said manual and supplement are incorporated by reference as part of this chapter.

SOUTHAMPTON CODE

**Town of Southampton
§ 330-37, Industrial Districts Table of Use Regulations (Cont'd)**

SIC Code	Use Classification	LI-40 Light Industry	LI-200 Light Industry
	(2) Wholesale business category.		
5012	Automotive and other motor vehicles	P	P
5013-4	Automobile parts and supplies	P	P
5021 & 3	Furniture and home furnishings	P	P
5031	Lumber, plywood and millwork	P	P
5041-2	Sporting and recreational goods and supplies	P	P
5043	Photographic equipment and supplies	P	P
5063	Electrical apparatus and equipment, wiring supplies and construction materials	P	P
5064	Electrical appliances, television and radio sets	P	P
5065	Electronic parts and equipment	P	P
5072	Hardware	P	P
5074-5	Plumbing and heating equipment supplies	P	P
5078	Refrigeration equipment and supplies	P	P
5081	Commercial office, business, food service and fountain machines and equipment	P	P
5083	Farm and garden machinery and equipment	P	P
5084	Industrial machinery and equipment	P	P
5085	Industrial supplies	P	P
5086	Professional equipment and supplies	P	P
5087	Service establishment equipment and supplies	P	P
5088	Transportation equipment and supplies	P	P
5094	Jewelry, watches, diamonds and other precious stones	P	P
5099	Other durable goods, wholesale distribution	P	P
5111-3	Paper and paper products	P	P
5122	Drugs, proprietaries and sundries	P	P
5133	Piece goods (woven fabrics)	P	P
5134	Notions and other dry goods	P	P
5136-7	Clothing, furnishings and accessories	P	P
5139	Footwear	P	P
5141-9	Groceries and related products	P	P
5181-2	Beer, wine and distilled alcoholic beverages, wholesale distribution only	SE	SE
5191	Farm supplies, wholesale	SE	SE
5199	Other nondurable goods distribution	SE	SE
	(3) Retail business category.		
60-1	Banks and credit agencies	SE	X
60-1	Drive-through or drive-in banks	SE	X
5083	Farm and garden machinery and equipment	P	X
5191	Farm supplies, retail	P	X
5211	Lumber and other building materials dealers	P	P
5261	Retail nursery and lawn and garden supply stores	P	X
5982	Fuel and ice dealers (except oil and gas)	P	P
5983	Fuel oil dealers (fuel storage in tanks)	SE	SE
5984	Liquefied gas dealers (fuel storage in tanks)	SE	SE
	(4) Office business category.		
807	Medical and dental laboratories	P	P
829	Other schools and educational services	P	P
8321	Individual and family social services	P	P
833	Job training and vocational rehabilitation	P	P
8399	Social services not elsewhere classified	P	P
891-2	Engineering, architectural, scientific and research organizations	P	P
4121	Taxicabs	SE	SE
	(5) Service categories.		
15-17	Building and construction, general and special trade contractors	SE	P

ZONING

Town of Southampton
§ 330-37, Industrial Districts Table of Use Regulations (Cont'd)

SIC Code	Use Classification	LI-40 Light Industry	LI-200 Light Industry
41	Public passenger transportation services and terminals	SE	SE
726	Crematory	SE	SE
734	Household and building services	P	P
7395	Photofinishing laboratory	P	P
7531-9	Automotive and auto body repair shop	SE	P
754	Automotive services	SE	P
762	Electrical repair	SE	P
764	Reupholstery and furniture repair	SE	P
769	Other repair services and welding	SE	X
7399	Business services, not elsewhere classified	SE	SE
	Battery energy storage systems in excess of 600 kWh	SE	SE
	Commercial-scale, solar energy systems	SE	SE
5993	Nonmedical cannabis dispensary	X	X
	(6) Amusement and recreation services not elsewhere classified.		
783	Motion-picture theater, regional	X	SE
7999	Art galleries, commercial	P	P
799	Physical fitness facilities	SE	SE
8999	Other services	SE	SE
	(7) Adult entertainment.	SE	SE
	E. Industrial use.		
	(1) Nonmanufacturing industry.	P	P
422	Warehousing	P	P
423	Trucking terminal and transfer station	SE	SE
781	Motion-picture production	P	P
7391	Research and development laboratories	P	P
7395	Photofinishing laboratory	P	P
7397	Commercial testing laboratory	P	P
--	General aviation airport and necessary airport support facilities, excluding major commercial operations, as determined by the Planning Board	X	SE
--	Planned industrial park	SE	SE
	Self-service storage facility	SE	SE
	(2) Manufacturing industry.		
202	Dairy products	P	P
203	Preserved fruits and vegetables	P	P
204	Grainmill products	P	P
205	Bakery products	P	P
2091	Canned or cured seafood	P	P
2097	Manufactured ice	P	P
242	Sawmill and planing mill	P	P
243	Millwork, plywood and structural members	P	P
244	Wood containers	P	P
245	Prefabricated buildings	P	P
25	Furniture and fixtures	P	P
27	Printing and publishing	P	P
321-3	Glass and glass products	P	P
3271-3	Concrete, concrete block and ready-mixed concrete (paving and construction material manufacturing)	SE	SE
326	Pottery and related products	P	P
3444 & 6	Sheet metal, architectural and ornamental metalwork	P	P
3573	Electronic computing equipment	P	P
372	Aircraft, aircraft engines and parts, services and repair	P	P
373	Ship and boat building and repairing	P	P
381	Engineering and scientific instruments	P	P
382	Measuring and controlling devices	P	P
383	Optical instruments and lenses	P	P

SOUTHAMPTON CODE

384-5	Medical instruments and lenses	P	P
--	Planned industrial park	SE	SE

Town of Southampton
§ 330-37, Industrial Districts Table of Use Regulations (Cont'd)

SIC Code	Use Classification	LI-40 Light Industry	LI-200 Light Industry
3949	Sporting and athletic goods, not elsewhere classified	P	P
	F. Accessory uses.		
	(1) Customary accessory structure and/or use, except those prohibited by this chapter.		
	(2) Home occupation other than home professional office.	P	P
	(3) Private garage or private off-street parking area pursuant to § 390-92 through 330-101.	P	P
	(4) Private swimming pool.	P	P
	(5) Signs pursuant to § 330-85 through 330-91.	P	P
	(6) Greenhouse, private.	P	P
	(7) Hotel or motel, transient, integral to planned industrial park or other permitted or special exception use, as determined by the Planning Board.	SE	SE
	(8) Wind energy conversion system.	P	P
	(9) Accessory apartment pursuant to Article IIA of this chapter.	P	P
	(10) Battery energy storage systems less than or equal to 600 kWh	P	P
	(11) Battery energy storage systems in excess of 600 kWh	SE	SE