

1654 COUNTY RD 39, SOUTHAMPTON

Southampton Highway Commercial Compound

Versatile Headquarters -- Office, Showroom, & Warehouse



COMPASS
COMMERCIAL



Highway Business Commercial Compound in Southampton – This **1.739-acre** commercial property is ideally situated along County Rd 39 offering high-visibility & easy access to the South Fork’s main commercial transit corridor. The property includes *a showroom, warehouse, office space, and expansive parking*, making it a turnkey solution for a wide range of commercial operations. **Highway Business Zoning.**

Versatile Office, Warehouse, & Showroom Setup – The property features a highway-facing showroom with a warehouse that currently has internal storage structures ideal for trade contractors or a similar business operation (**2,857sf** Total). The office building on the southern end of the property offers a blend of open workspace, private offices, a kitchenette, and a conference room (**2,559sf** Total). The office set up, including a back patio and in-ground pool add a unique leisure component that make this ideal for executive teams and staff. The entire property is well-maintained and offers roughly **60 parking spaces**, accommodating both passenger vehicles and trucks, which are essential for a contractor or trade-based business. Although currently operated as a single entity, this property could be multi-tenanted.

Rare Blend of Commercial Amenities – Whether you are seeking a new headquarters for your business or an investment property with multiple income streams, this property offers an incredibly rare mix of office, warehouse, showroom, and commercial parking. Its prime location and potential make it a standout offering in one of the most sought-after East End commercial corridors. The potential utilization of this site is higher than most highway facing commercial parcels thanks to its position as a corner lot with curb cuts on Greenfield Road.

Surrounding Neighbors:

Shell Gasoline, The Atlantic Hotel, Emil Norsic & Son, Lighthouse Insurance, JP McHale Pest Management, SaaZ, SavATree - Tree Service & Lawn, Nugent & Potter, Southampton Masonry, Shinnecock Hills Golf Club

Asking Price:
\$4,250,000

Inquire with the Hamptons Commercial RE Team for additional information.

Tax ID #: 473689 177.000-0003-010.002 (1654 County Rd 39)

2023 Town Tax Bill: \$7,907.84

Tax ID #: 473689 177.000-0003-011.000 (11 Greenfield Rd)

2023 Town Tax Bill: \$7,858.82

Tax ID #: 473689 177.000-0003-010.001 (7 Greenfield Rd)

2023 Town Tax Bill: \$4,433.00





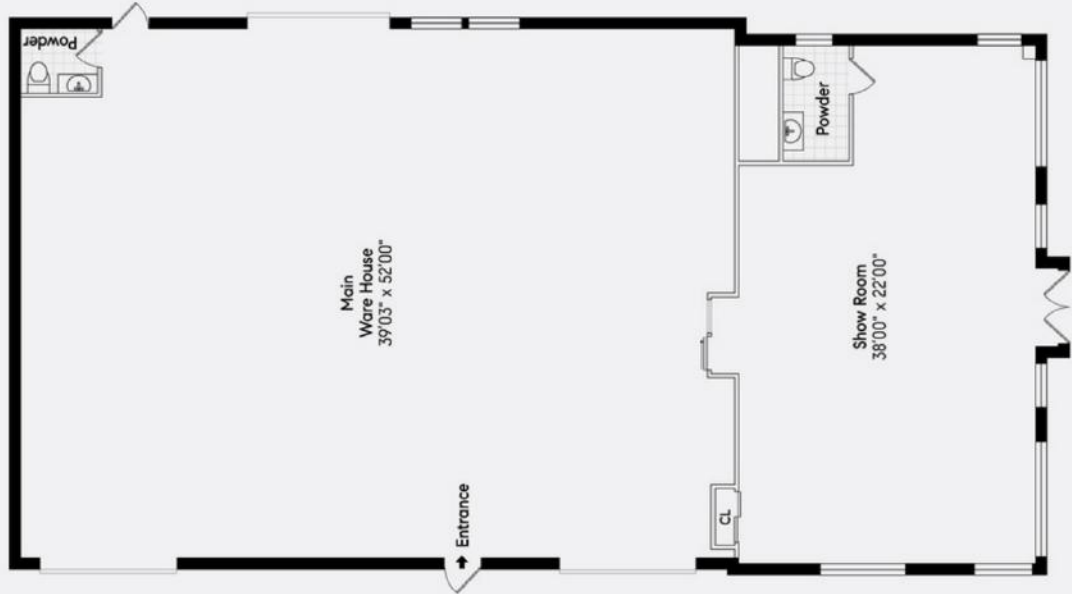




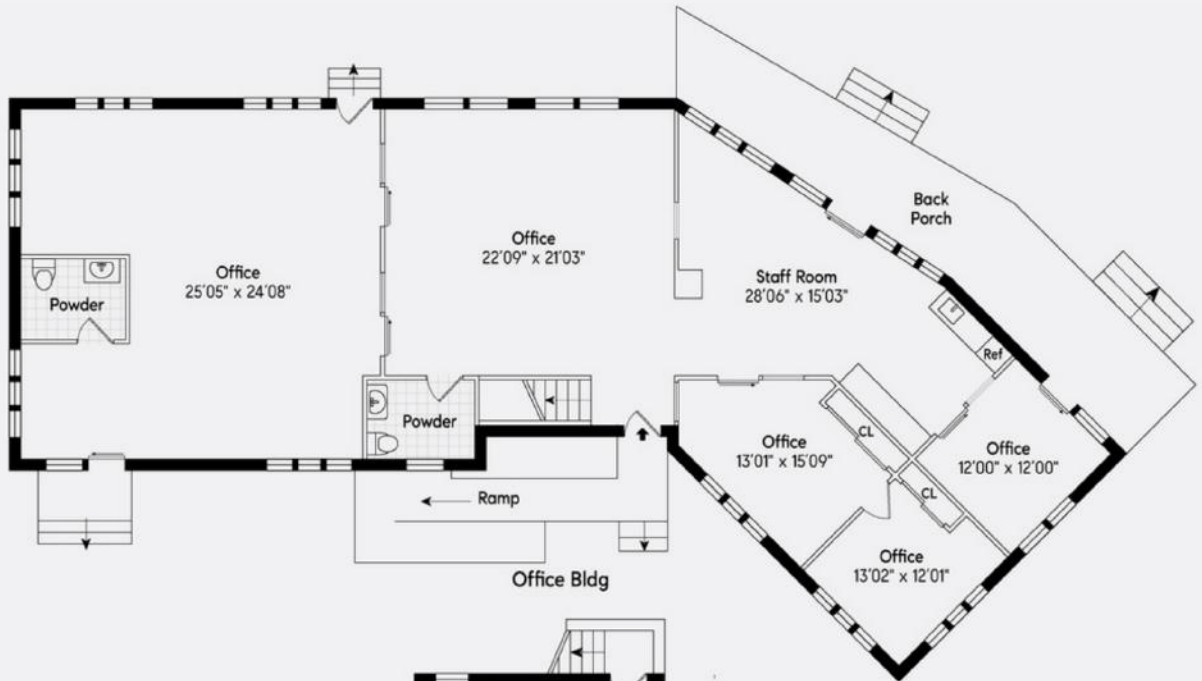




Showroom & Warehouse
2,857sf



Office
1,927sf

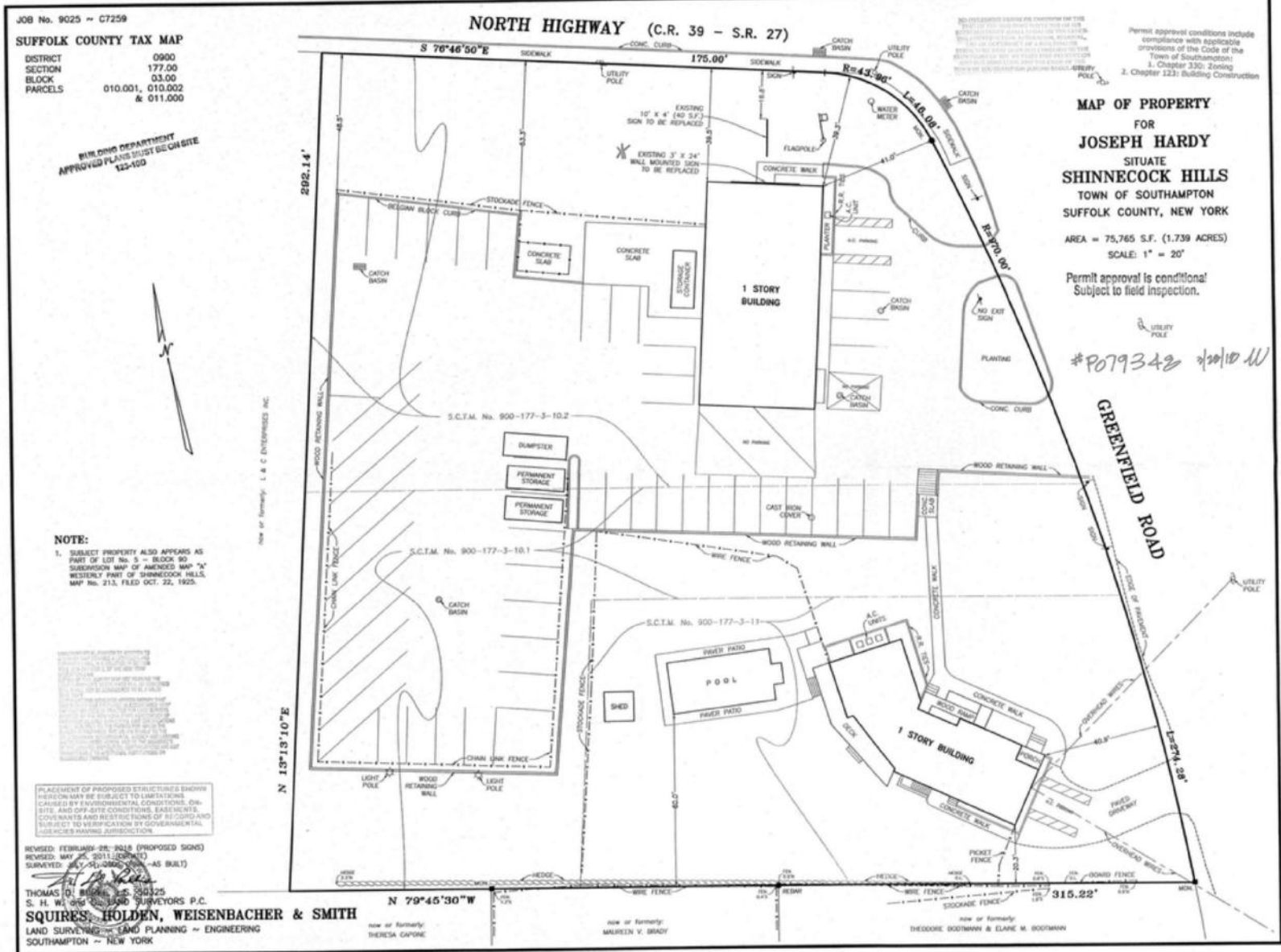
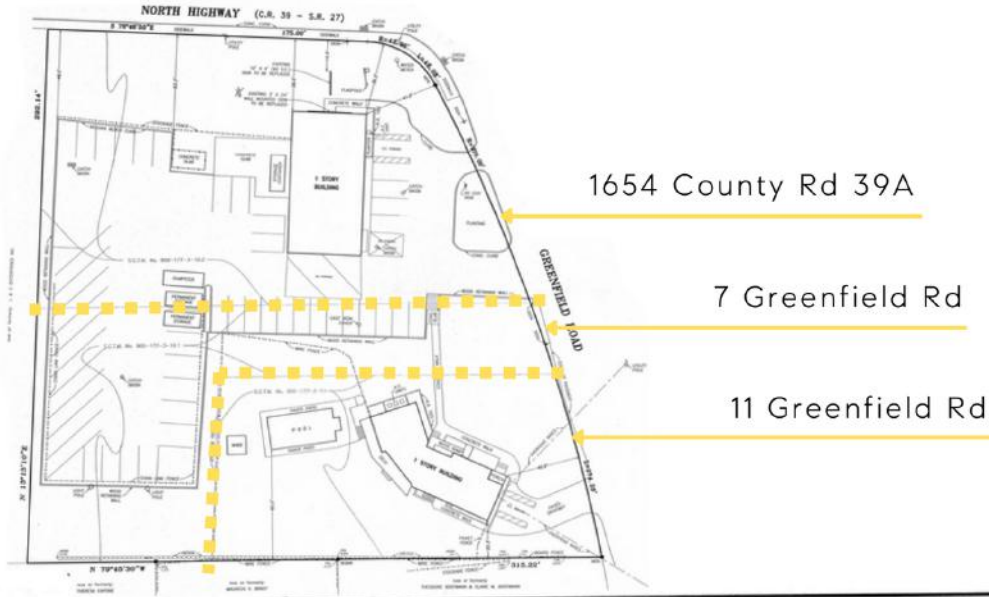


Office Basement
632sf



Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. The representative gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.





JOB No. 9025 -- C7259
SUFFOLK COUNTY TAX MAP
 DISTRICT 0900
 SECTION 177.00
 BLOCK 03.00
 PARCELS 010.001, 010.002 & 011.000

BUILDING DEPARTMENT
 APPROVED PLANS MUST BE ON SITE
 123-100



NOTE:
 1. SUBJECT PROPERTY ALSO APPEARS AS PART OF LOT No. 5 -- BLOCK 30 -- SUBDIVISION MAP OF AMENDED MAP "A" WESTERN PART OF SHINNECOCK HILLS, MAP No. 213, FILED OCT. 22, 1925.

Permit approval conditions include compliance with applicable provisions of the Code of the Town of Southampton:
 1. Chapter 330: Zoning
 2. Chapter 123: Building Construction

MAP OF PROPERTY FOR JOSEPH HARDY
 SITUATE SHINNECOCK HILLS TOWN OF SOUTHAMPTON SUFFOLK COUNTY, NEW YORK
 AREA = 75,765 S.F. (1.739 ACRES)
 SCALE: 1" = 20'

Permit approval is conditional
 Subject to field inspection.

#P079342 2/20/10 WJ

REVISOR: FEBRUARY 28, 2010 (PROPOSED SIGNS)
 REVISED: MAY 26, 2011 (CORRECTS)
 SURVEYED: JULY 21, 2005 (AS BUILT)
 THOMAS D. BROWN, S.E. 303225
 S. H. WILSON, S.E. 303225
SQUIRES, HOLDEN, WEISENBACHER & SMITH
 LAND SURVEYING AND PLANNING ~ ENGINEERING
 SOUTHAMPTON ~ NEW YORK

now or formerly: THERESA GAYNE
 now or formerly: MAUREN V. BRADY
 now or formerly: DEBORAH BOOTHMAN & ELANE M. BOOTHMAN



HAMPTONS COMMERCIAL REAL ESTATE TEAM

Apprx Acreage: 1.739

Southampton

List of Businesses

HAMPTON RD SOUTH SIDE

- 1 Citarella Gourmet Market - Southampton
- 2 Sean's Place
- 3 La Parmigiana
- 4 Sip 'N Soda
- 5 China Garden
- 6 Mattress Firm Southampton
- 7 Foray Golf Clubhouse
- 8 AT&T Store
- 9 White's Apothecary Southampton
- 10 Southampton Books

HAMPTON RD NORTH SIDE

- 11 Starbucks
- 12 Aboff's Paints
- 13 27 Hampton Salon
- 14 Pospisil & Brown Architects, P.C.
- 15 Low Vision Optometry

HILL ST SOUTH SIDE

- 16 Sunrise To Sunset Surf-Sport
- 17 The UPS Store
- 18 Marilyn Katz Interior Designs

HILL ST NORTH SIDE

- 19 Paul's Italian American Restaurant
- 20 The Plaza Café
- 21 Hometown Taxi
- 22 Hamptons Virtual Office Center
- 23 Southampton Inns

JAGGER LN SOUTH SIDE

- 24 Bank of America
- 25 La Hacienda Mexican Grill
- 26 Lamplighter Wines & Liquors Co
- 27 Besim's Fine Cigars
- 28 Southampton Village Dry Cleaners
- 29 Lorenzo's Barbershop Unisex Corp
- 30 Hampton Poster & Framing

JOBS LN NORTH SIDE

- 31 Stevenson's Toys & Games
- 32 Round Hill Interior Design
- 33 Southampton Vacuum & Sewing Center, Inc.
- 34 Hamptons Hot Yoga
- 35 Southampton Arts Center

JOBS LN NORTH SIDE

- 36 Carvel
- 37 Southampton Publick House
- 38 American Colors Clothing
- 39 Sequin Jewelry
- 40 Charleston Shoe Co.

MAIN ST WEST SIDE

- 41 Catena's Food Market
- 42 The Golden Pear Cafe
- 43 Stop & Shop
- 44 75 Main
- 45 CVS
- 46 W.B. Mason
- 47 Flying Point Surf & Sport
- 48 Verizon Authorized Retailer - TCC
- 49 The Fudge Company
- 50 Southampton Cheese Shoppe
- 51 Ace Hardware
- 52 Hildreth's Home Goods
- 53 SpaUnique
- 54 Village of Southampton



MAIN ST EAST SIDE

- 55 The 1708 House
- 56 Sant Ambroeus
- 57 Blu Mar Hamptons
- 58 Therapy Life & Style
- 59 Homenature
- 60 Boujaran Rugs for Antique Rug Galleria
- 61 Chase Bank
- 62 Compass Real Estate
- 63 Southampton Chamber of Commerce

NORTH SEA RD WEST SIDE

- 64 Fowler's Garden Center
- 65 ENGLISH COUNTRY OUTLET
- 66 Tate's Bake Shop
- 67 Investors Bank

NORTH SEA RD EAST SIDE

- 68 Schmidts Market & Produce
- 69 Jeff Lincoln Art + Designr

NUGENT ST SOUTH SIDE

- 70 Tutto Il Giorno South
- 71 Rite Aid Pharmacy
- 72 Nautilus Architects

Southampton

Southampton is the largest hamlet within the Town of Southampton located just 87 miles east of Manhattan. The area was settled in 1640 through Conscious Point and was later incorporated as a village in 1894. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that Southampton has attracts international appeal.

In 2019, Southampton, NY had a population of 3.29k people with a median age of 56.1 and a median household income of \$122,614. Between 2018 and 2019 the population of Southampton, NY grew from 3,263 to 3,285, a 0.674% increase and its median household income grew from \$101,316 to \$122,614, a 21% increase.

The 5 largest ethnic groups in Southampton, NY are:

White (Non-Hispanic) (78.3%)

White (Hispanic) (11.6%)

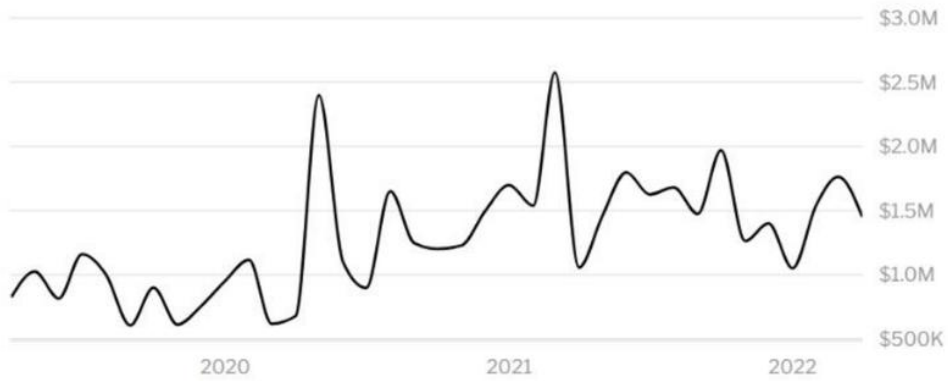
Black or African American (Non-Hispanic) (7.25%)

Asian (Non-Hispanic) (1.22%)

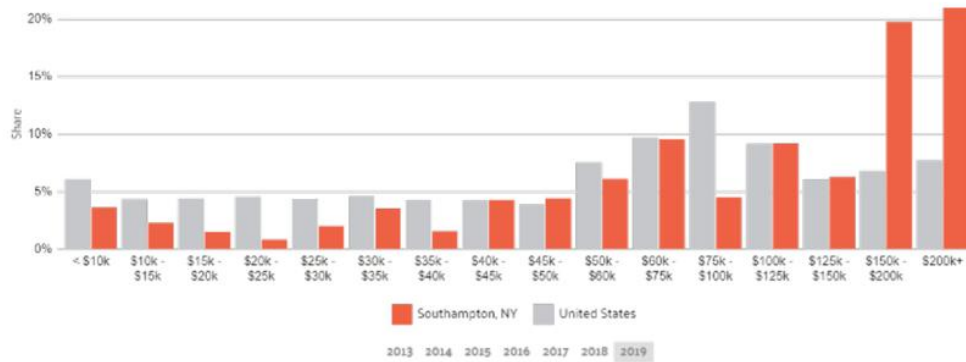
Two+ (Non-Hispanic) (0.974%)

During the 18th and 19th centuries, fishing, farming (especially potatoes and the local sweet corn) and duck raising were the predominant industries. Today, Southampton Village is regarded as one of the premier summer resort areas in the country - being home to approximately half of the billionaires who have residences in the eight hamlets and villages that constitute the Hamptons.

Southampton is served by Sunrise Highway (NY 27) and Montauk Highway (NY 27A). Montauk Highway serves as the "Main Street" of many hamlets and villages along the south shore of Long Island. The Long Island Rail Road provides limited rail service seven days per week via the Montauk Branch connecting Southampton to Montauk and New York City.



HOME VALUE



INCOME DISTRIBUTION

COMPASS COMMERCIAL



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HAMPTONS COMMERCIAL RE
ADVISORY TEAM