

An aerial photograph of a large industrial property. The main building is a long, red structure with a grey roof. In the foreground, there is a large, paved parking lot with several vehicles, including a white truck with a trailer and a black trailer with 'BOYLE' written on it. To the right, there is a long, low building with a green roof and a white balcony. The property is surrounded by a black fence and greenery. In the background, there is a large parking lot with many vehicles and a Colliers logo in the top right corner.

Colliers

# 240 HEDGES AVENUE PATCHOGUE, NY

OWNER/INVESTOR OPPORTUNITY FOR SALE

# Two Immaculate Industrial Buildings Situated on 2 Acres with Outside Storage/Parking.

## Building 1 (month to month Tenant)

Total SF: +/- 3,700 RSF

Warehouse: +/- 1,100 SF

Ceiling Height: 18' Clear

Loading: Oversized Drive in

Power: 200 Amps

13,000 SF of Dedicated Outdoor Storage and sea containers.

Kitchen with washer and dryer and extra space above office area.

## Building 2 (Available November 1, 2024)

Total Building: +/- 7,857 SF

Office: +/- 1,200 SF

Ceiling Height: 18'6" clear

Loading: 2 Oversized Drive Ins

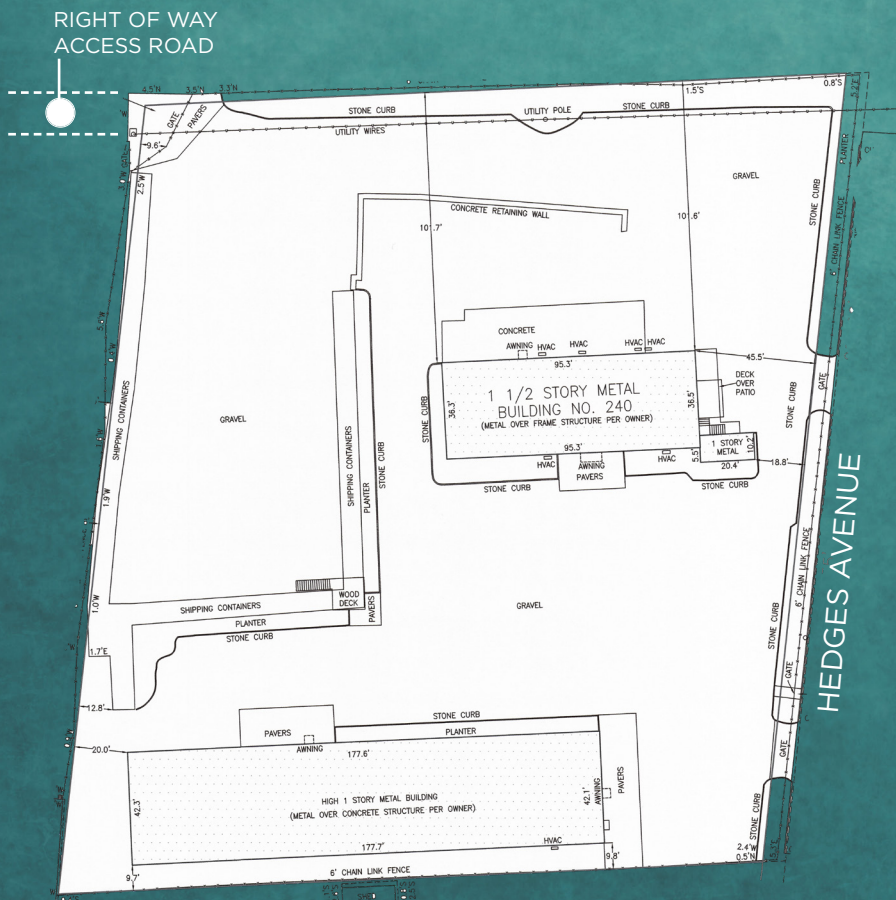
Power: 200 amps

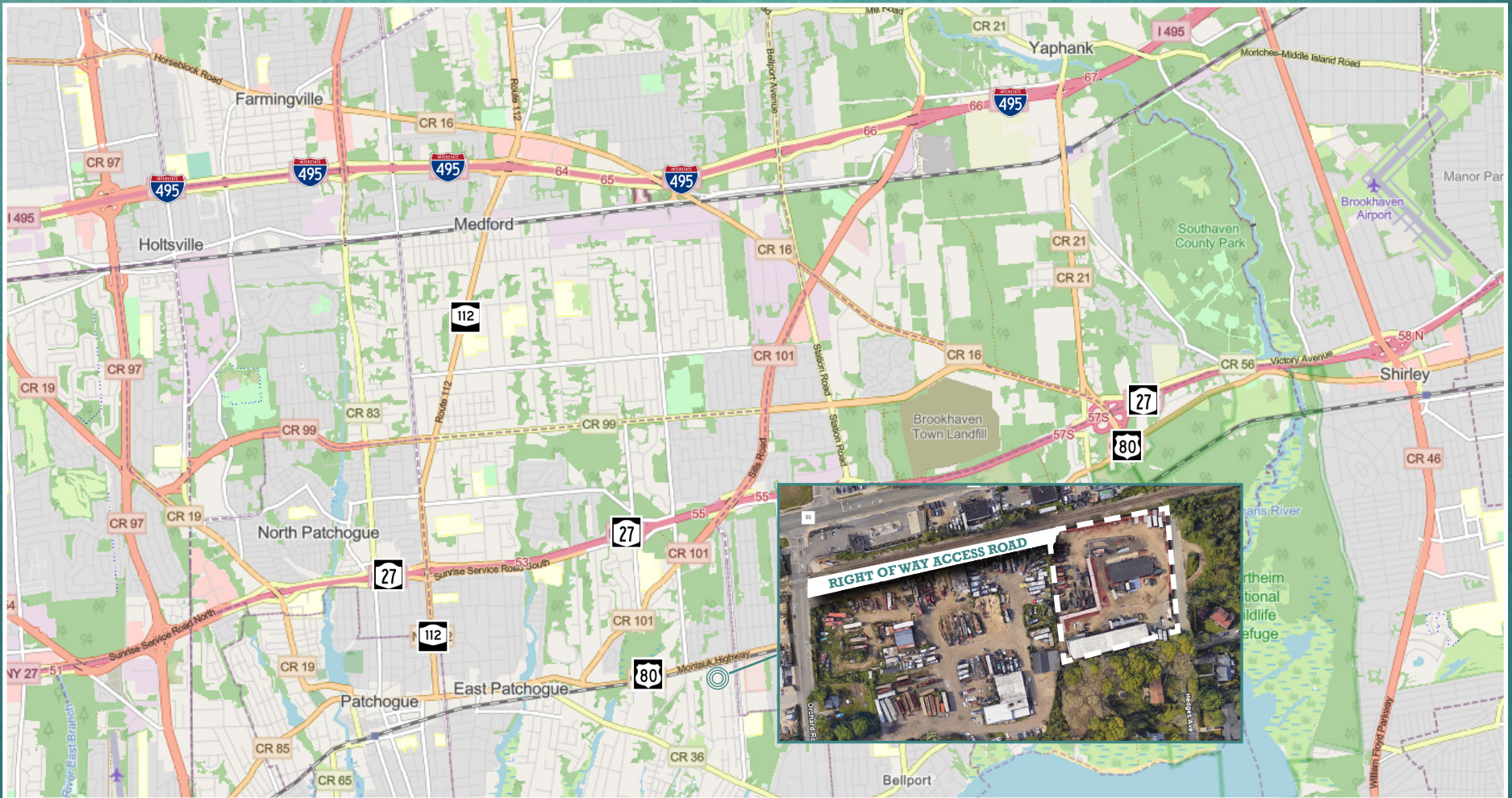


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## Property Highlights

- The 2 Acre compound is meticulously maintained
- Private access road off Orchard Road
- Zoned L1- Industrial District (Town of Brookhaven)
- Taxes: \$26,000/year
- Owner financing available
- Asking Sale Price: \$4,300,000





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