

For Sale

North Fork Service & Trade Headquarters

45845 County Rd 48, Southold, New York 11971



High-Exposure Service & Trade Headquarters on County Road 48

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

**Brown
Harris
Stevens** **Bold
Honest
Smart**

**Exclusive Offering
Available for
Qualified Buyers**

**For Further Information
Contact Exclusive
Brokers:**

Anil Ergezer

Jr. Director of BHS Commercial
516-203-8111
Aergezer@bhsusa.com

Joseph Trovato

Commercial Investment Sales &
Leasing
516-902-2803
Jtrovato@bhsusa.com

A Purpose-Built Service Headquarters on the North Fork

45845 County Road 48 is a rare, purpose-built service headquarters located along the North Fork's primary commercial corridor. The property is designed for operating companies that require fleet staging, yard storage, high-bay service space, and direct roadside visibility in a supply-constrained market.

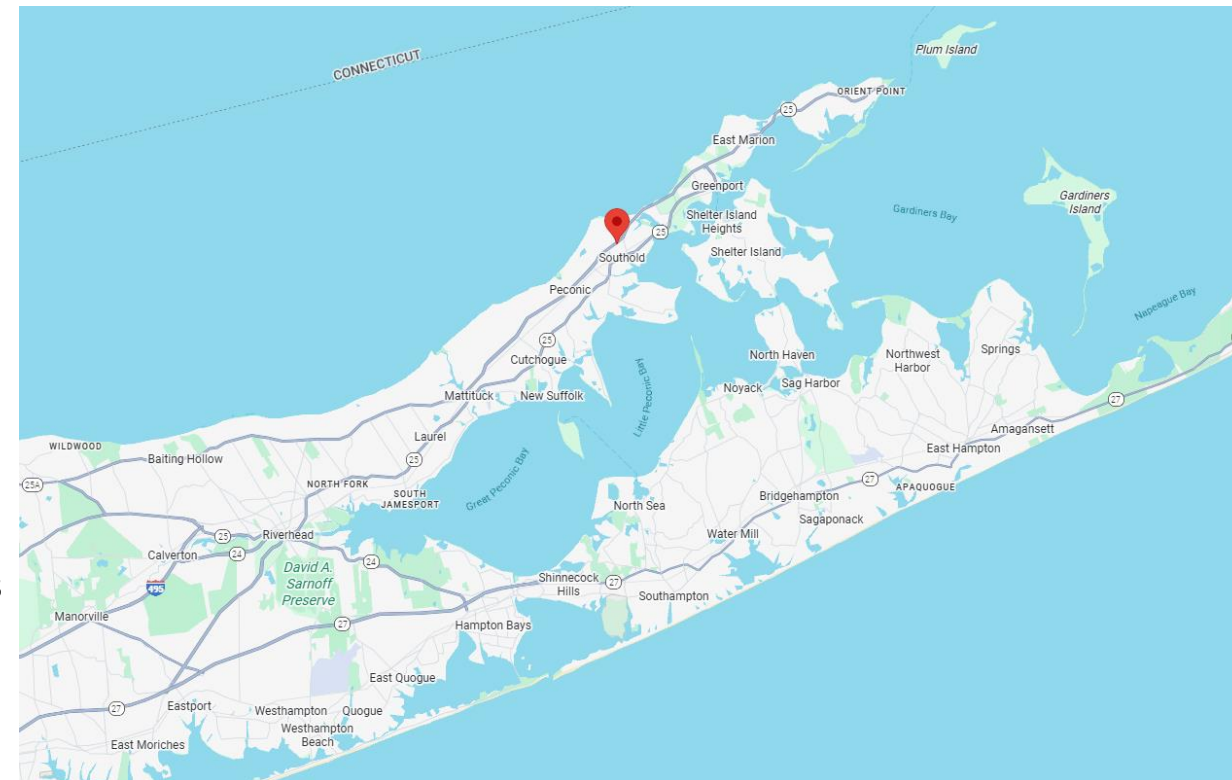


This facility is ideally suited for contractor, fleet, marine, yard retail, light production, and specialty service operators seeking long-term control of their operational base in one of Eastern Long Island's most established commercial corridors.

Prime Frontage on the North Fork's Primary Corridor

County Road 48 serves as the North Fork's main east-west commercial artery, carrying daily commuter and seasonal traffic between Riverhead and Orient Point. Properties offering yard capacity, multiple service bays, and General Business zoning along this corridor are extremely limited.

This location provides excellent ingress and egress for trucks, trailers, and service fleets while remaining embedded within the North Fork's agricultural and residential service base.



Turn-Key Auto & Specialty Vehicle Service Facility



45845 County Road 48 offers a fully equipped, turn-key service facility for automotive and specialty vehicle operators seeking immediate operational capability on the North Fork.



This facility is ideally suited for general automotive repair, tire and alignment service, fleet maintenance, specialty vehicle, marine trailer, RV, and recreational vehicle service operators seeking a highly visible corridor location with abundant yard and staging capacity.

SUPPORT & OPERATIONS

- NYS Inspection Machine (available separately)
- Gas heat & air conditioning
- Large parts storage areas
- Mezzanine storage areas
- Yard vehicle staging capacity exceeding 30 vehicles
- Trailer, fleet, and specialty vehicle ingress/egress

FRONT SHOP – HIGH BAY SERVICE HALL

- Approximate 17' ceiling height (15' to steel)
- Four (4) Challenger two-post hydraulic lifts
- One (1) center-post hydraulic lift
- John Bean alignment rack & alignment machine
- Four (4) skylights providing natural daylight
- Waste-oil heating system (fuel oil tank in place)
- Propane heat pack
- One (1) full bathroom
- Front customer reception and waiting area
- Overhead Doors:

Two (2) roll-up doors at 10' x 10'

One (1) roll-up door at 12' x 13' (alignment bay access)

BACK SHOP – MULTI-BAY SERVICE HALL

- Approximate 13' ceiling height
- Four (4) drive-in service bays
- One (1) drive-through service bay
- Five (5) roll-up doors at 10' x 10'
- Full electrical and compressed air service
- Extensive wall-mounted tool and equipment infrastructure

Ideal Owner-User Profiles



Who This Facility Is Built For

45845 County Road 48 is not a generic commercial building — it is a **purpose-built operations headquarters**.

It is designed for businesses that require yard space, fleet staging, service bays, and high-visibility frontage along the North Fork's primary commercial corridor.

The following owner-user categories represent the highest-probability, highest-value buyer profiles for this facility:

HVAC, PLUMBING & ELECTRICAL CONTRACTORS

Trade Headquarters & Fleet Base

This property is ideally suited as a long-term headquarters for regional mechanical, plumbing, and electrical contractors serving the North Fork.

Operational Fit

- Fleet staging for service vans and box trucks
- Indoor bays for vehicle service and upfitting
- Yard storage for materials, equipment, and trailers
- High-visibility signage exposure on CR-48
- Dispatch office and customer reception

Business Advantage

- Eliminates long-term rent
- Centralizes North Fork operations
- Allows branding and fleet visibility
- Supports expansion and additional crews

LANDSCAPING, IRRIGATION & POOL COMPANIES

Yard, Equipment & Trailer Operations

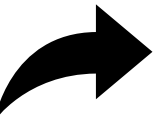
Designed to support high-volume outdoor service operators.

Operational Fit

- Large exterior yard for equipment and materials
- Trailer and vehicle staging
- Indoor bay access for maintenance and fabrication
- Customer-facing showroom capability
- Chemical and tool storage capacity

Business Advantage

- Central North Fork staging hub
- Faster daily dispatch
- Reduced off-site storage costs



Ideal Owner-User Profiles

MARINE, RV & TRAILER SERVICE OPERATORS

Recreation & Marine Service Headquarters

This site is uniquely positioned for recreational and marine service businesses supporting the North Fork's boating and tourism economy.

Operational Fit

- Drive-through bays for trailers and RVs
- Yard staging for boats and trailers
- High overhead doors
- Excellent ingress/egress for specialty vehicles
- Retail/service hybrid showroom potential

Business Advantage

- Seasonal and year-round service revenue
- High roadside exposure to tourist traffic
- Rare zoning + yard capacity combination

FLEET, DELIVERY & TRANSPORT OPERATORS

Fleet Maintenance & Dispatch Centers

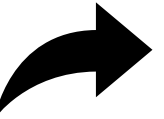
Ideal for fleet-based service companies seeking centralized operations.

Operational Fit

- Multi-bay service halls
- Drive-through service lane
- Yard vehicle parking
- Dispatch and driver facilities
- Truck and trailer access

Business Advantage

- Reduced downtime
- In-house fleet maintenance
- Lower operating costs



HARDSCAPE, MASONRY & YARD RETAIL

Yard Retail & Distribution Centers

This property is well suited for building-material retail and contractor supply operations.

Operational Fit

- Exterior yard retail
- Showroom and counter sales
- Material staging and bulk storage
- Truck delivery access
- High-visibility frontage

Business Advantage

- Corridor visibility
- Contractor traffic capture
- On-site distribution

OIL, PROPANE & FUEL DELIVERY OPERATORS

Utility & Energy Service Headquarters

Operational Fit

- Fleet staging for tank trucks
- Drive-through bay for maintenance
- Yard storage
- Office & dispatch operations

Business Advantage

- Eliminates leased yards
- Central North Fork hub
- Long-term operational security



AUTOMOTIVE, SPECIALTY & PERFORMANCE SHOPS

Turn-Key Vehicle Service Operations

The facility remains fully optimized for automotive and specialty vehicle service operators.

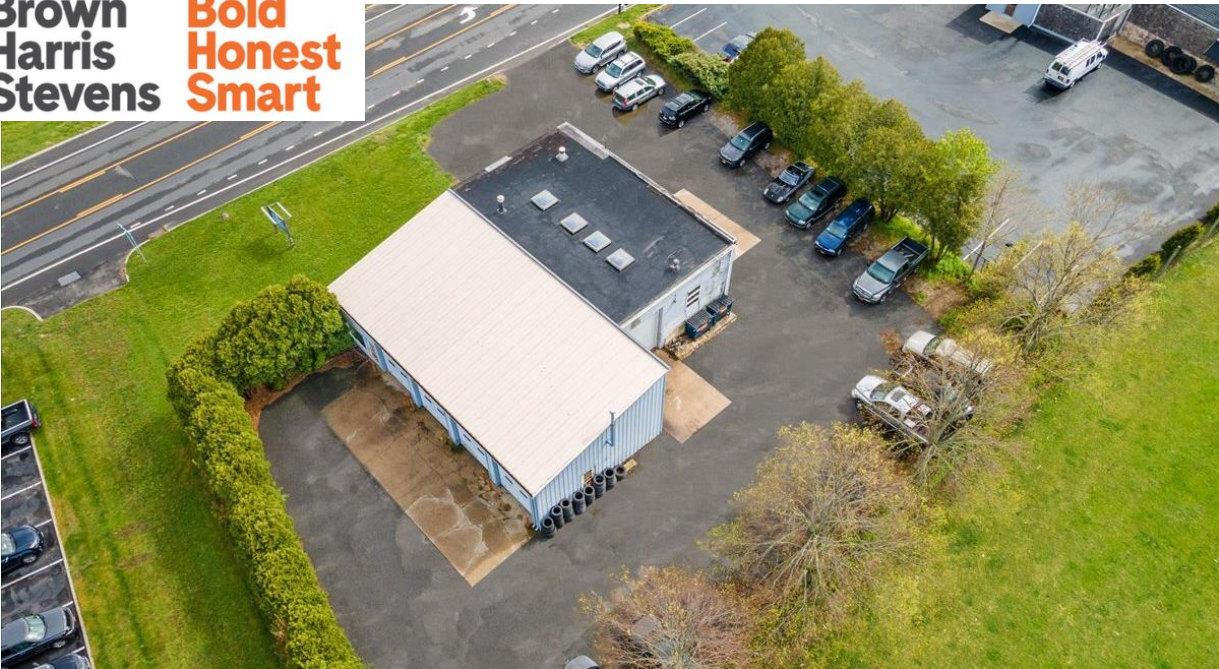
Operational Fit

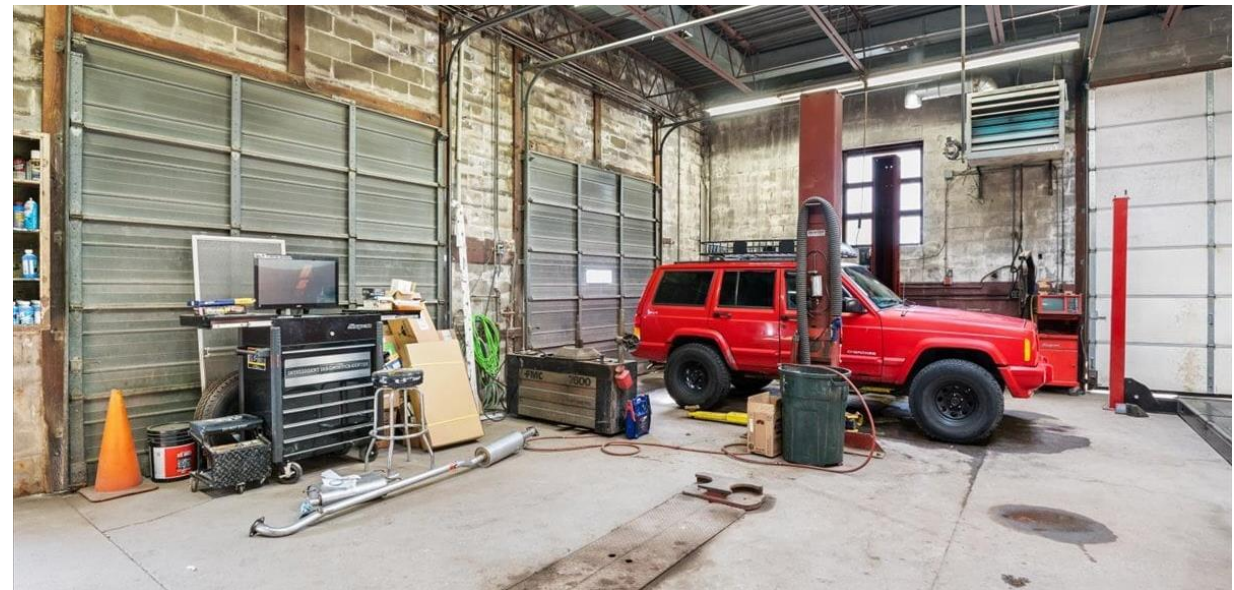
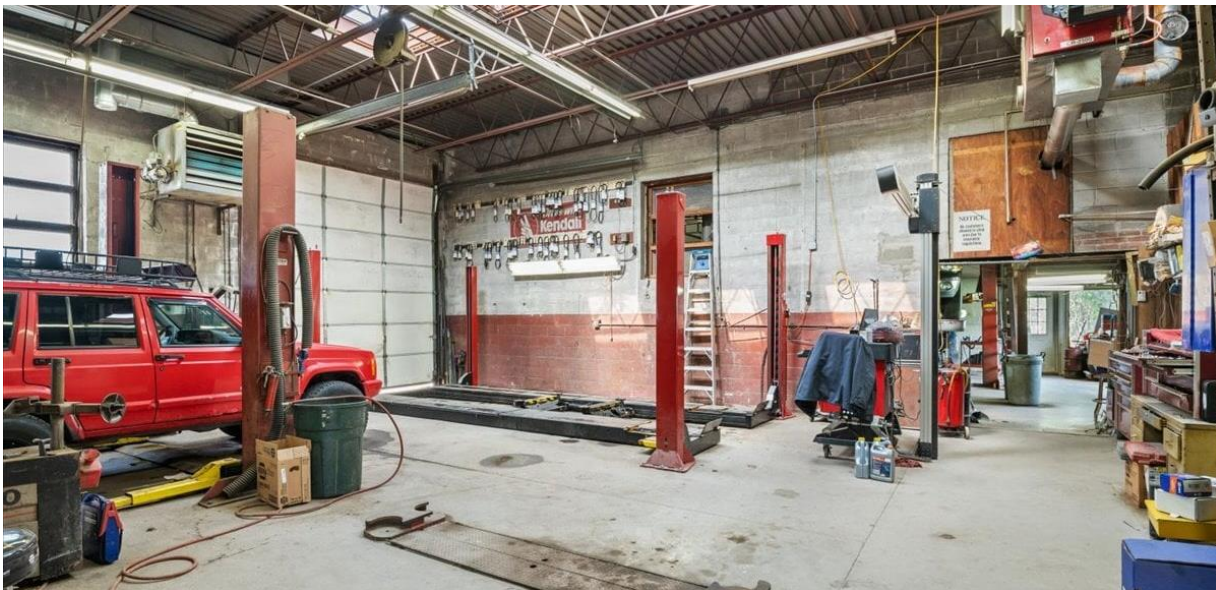
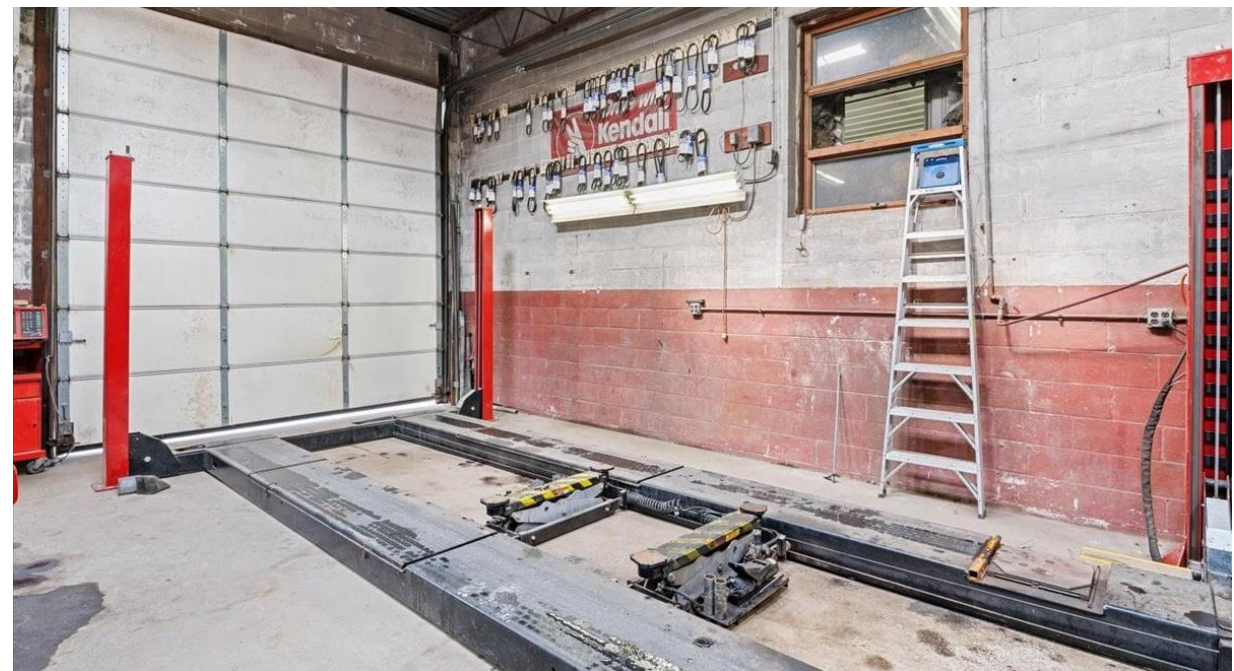
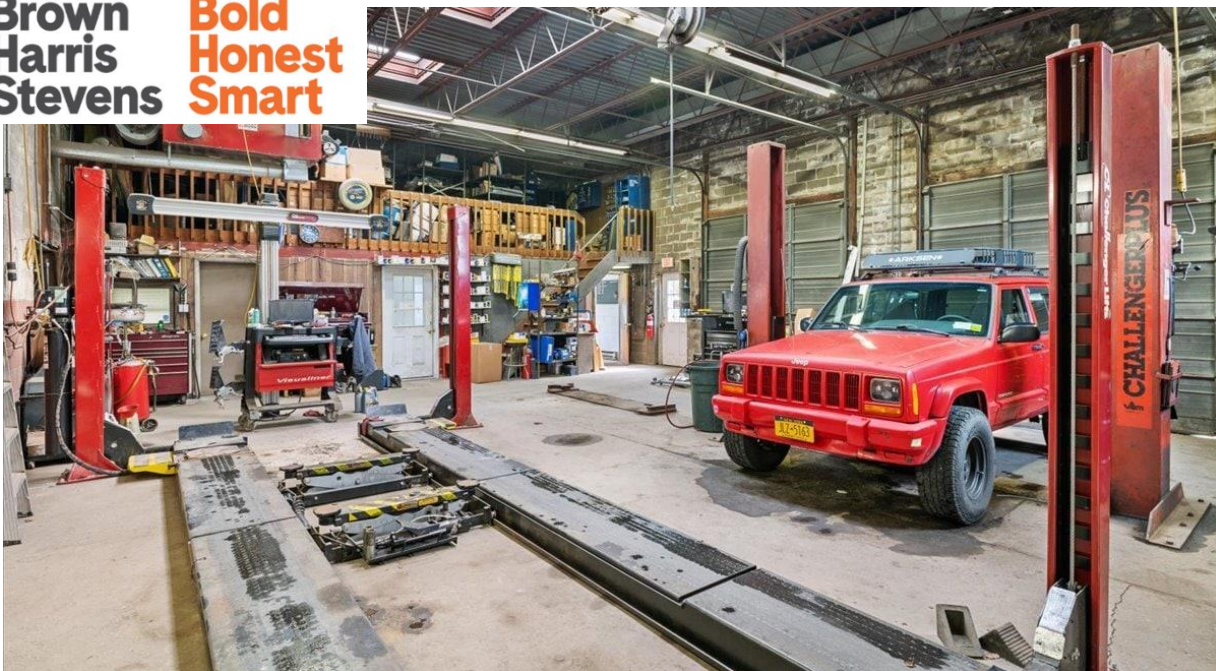
- Seven service bays
- Multiple lifts and alignment racks
- Front office and waiting area
- Yard vehicle storage
- Drive-through service lane

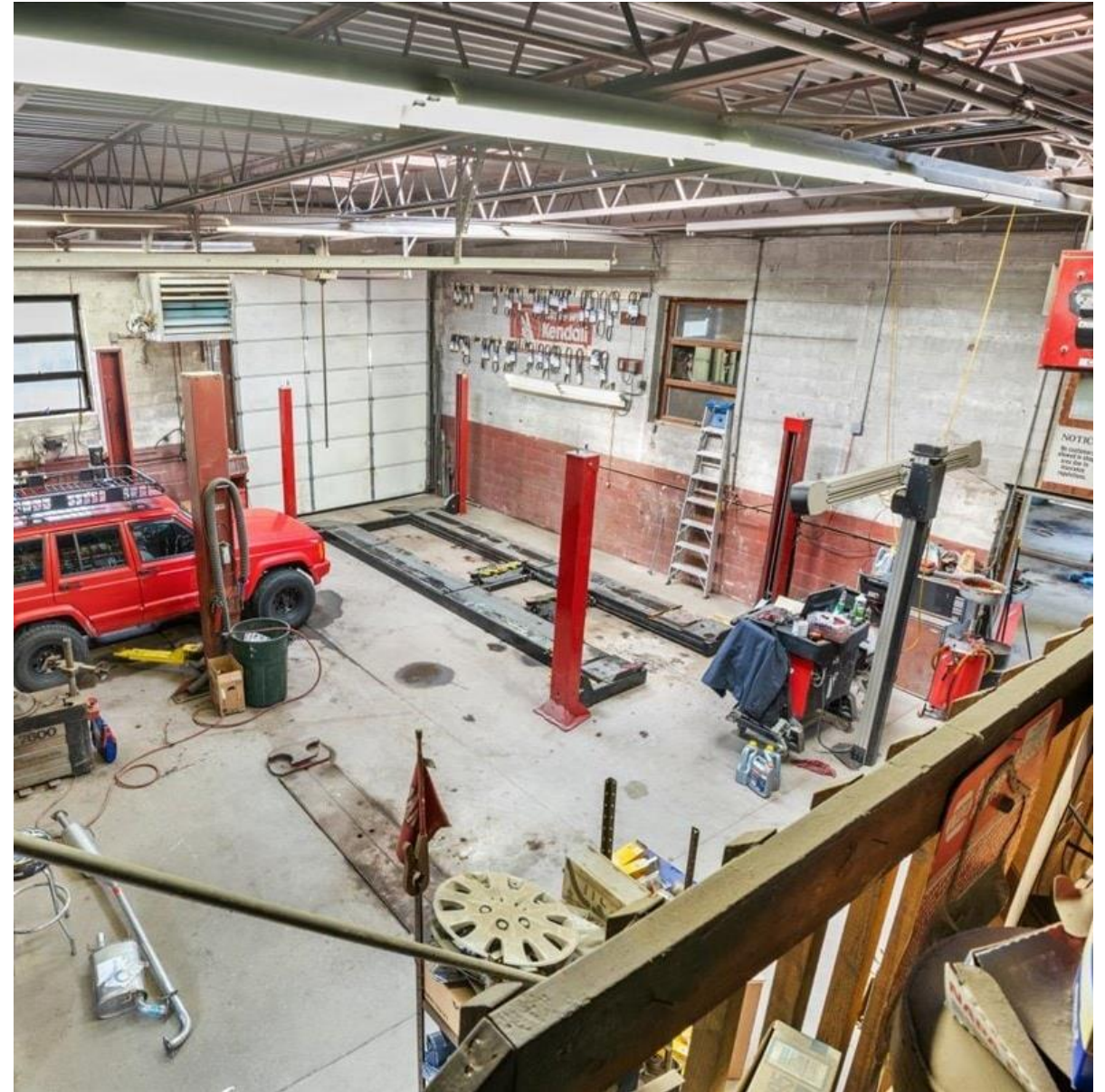
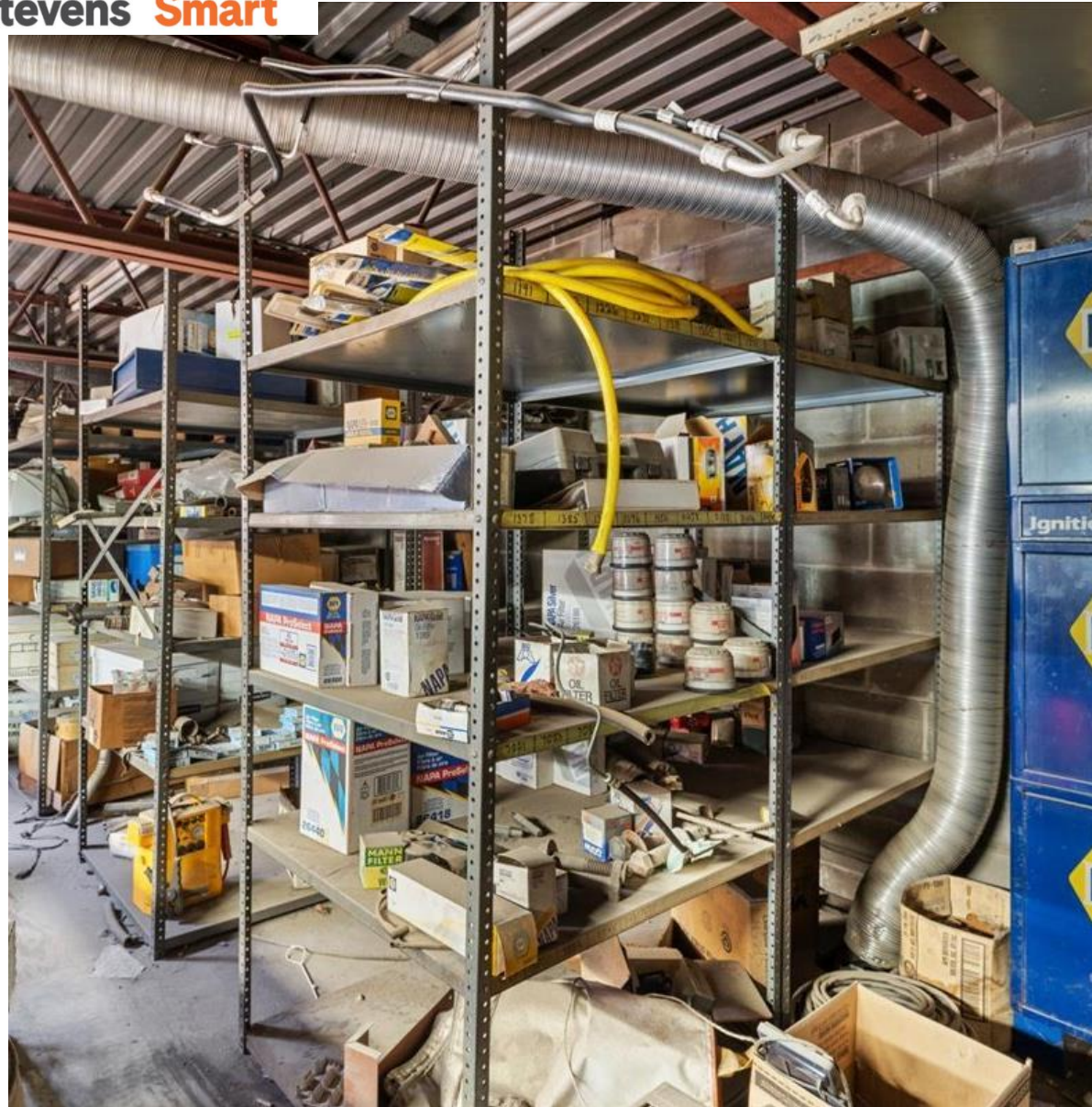
Business Advantage

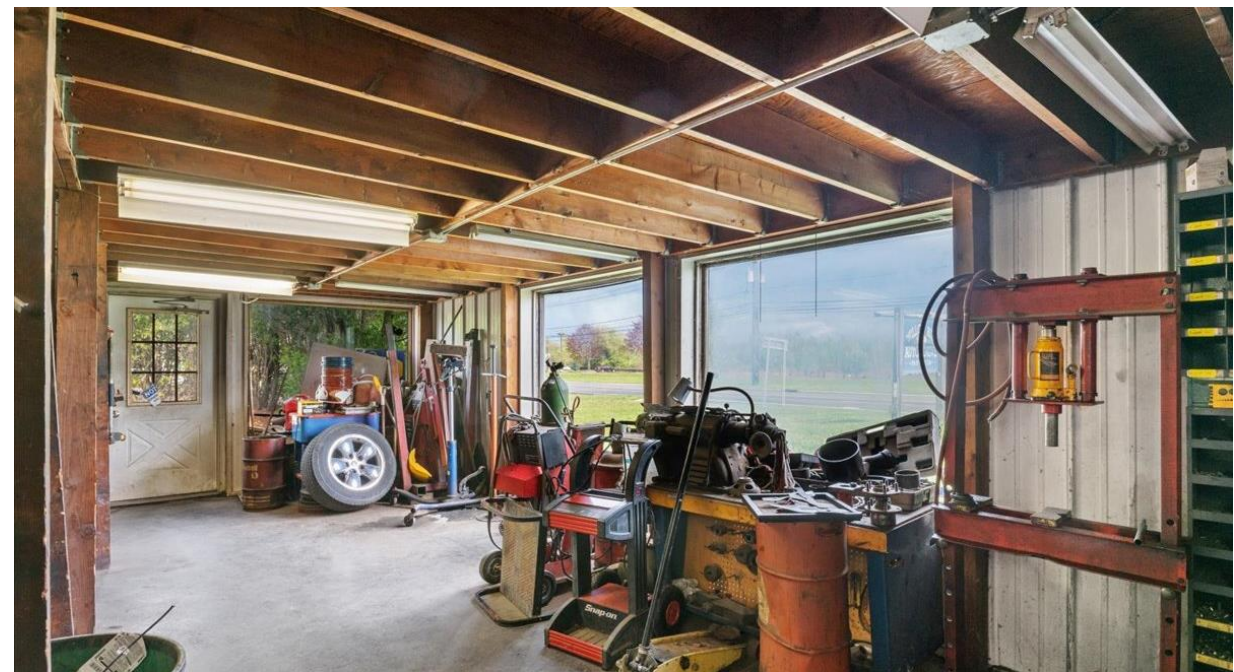
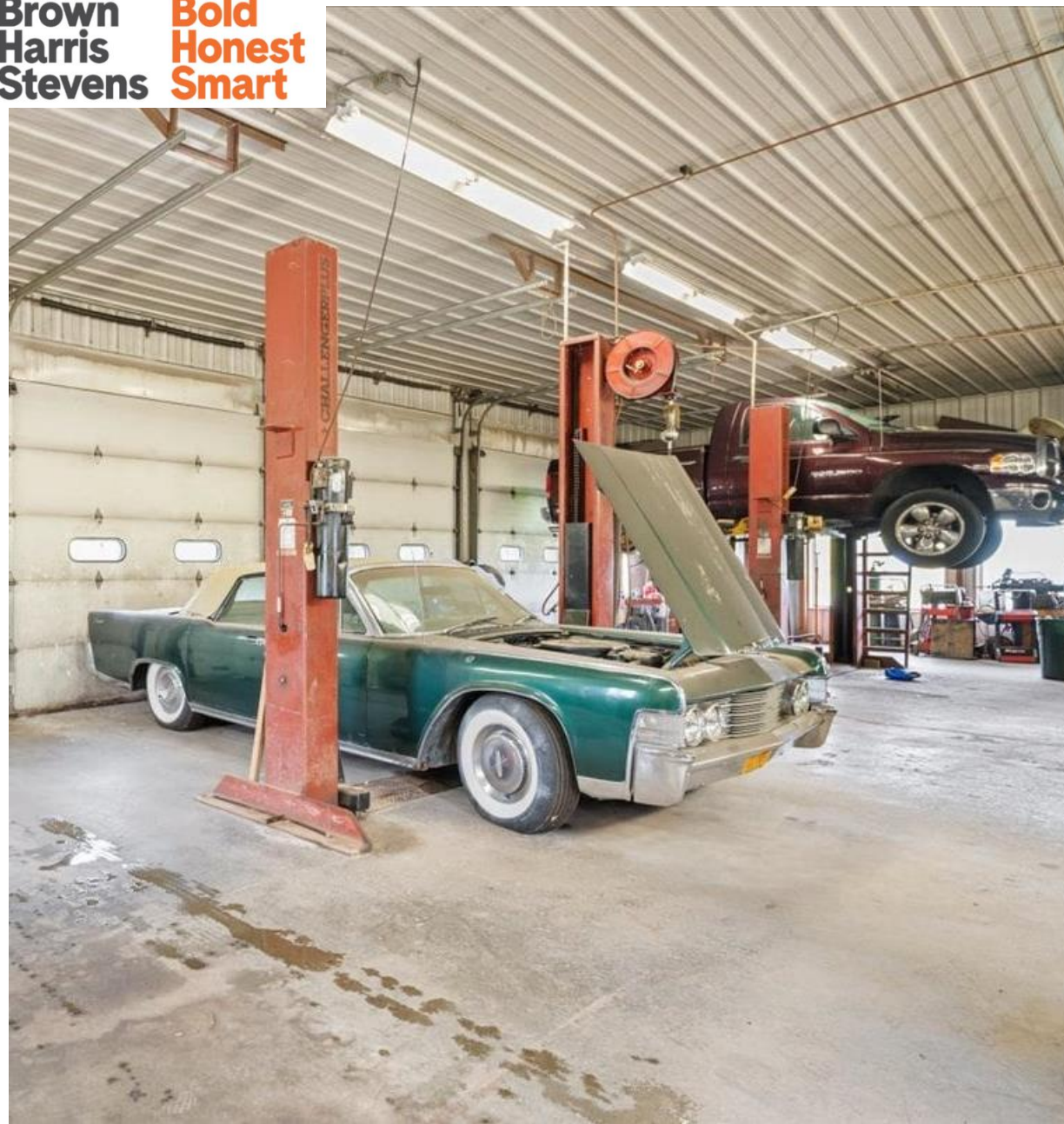
- Immediate revenue operations
- No major buildout required
- Corridor exposure

**Brown
Harris
Stevens** **Bold
Honest
Smart**



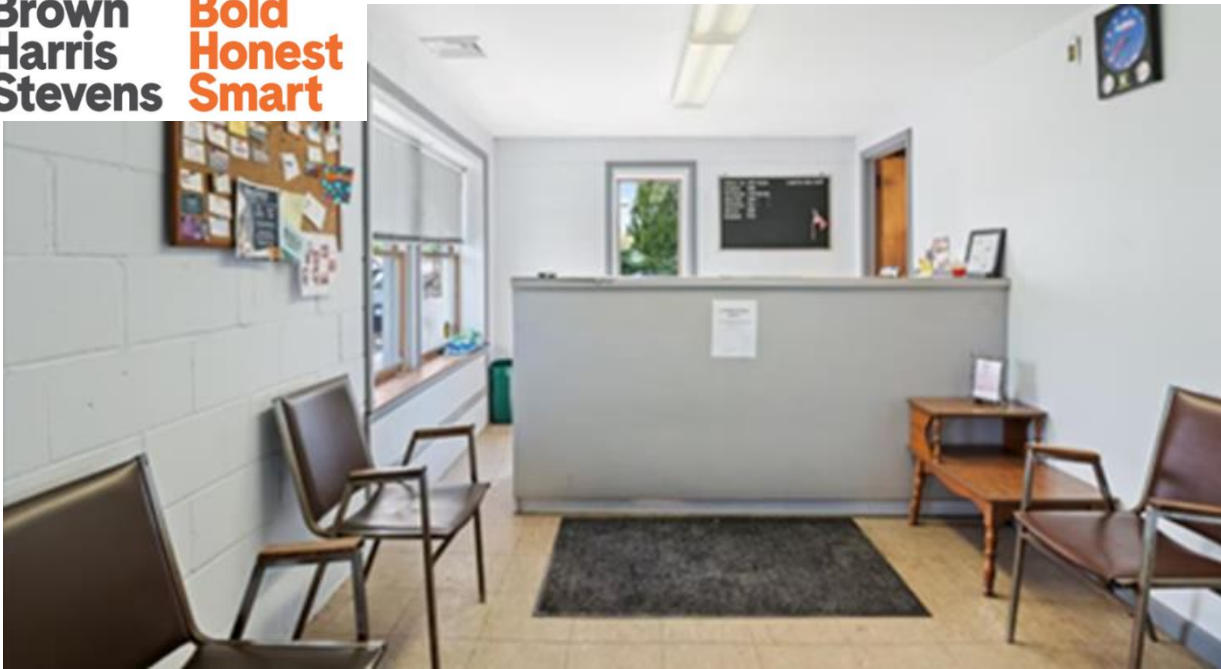






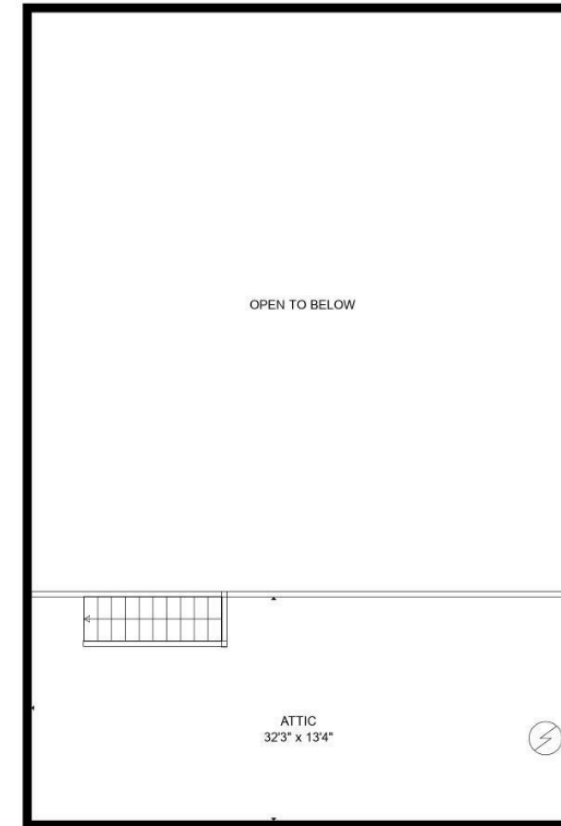


**Brown
Harris
Stevens** **Bold
Honest
Smart**





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 329 sq. ft, FLOOR 2: 439 sq. ft
 EXCLUDED AREAS: , GARAGE: 2883 sq. ft
 TOTAL: 768 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Property Facts

Feature

Detail

Building Size

±4,200 SF

Lot Size

±0.51 AC

Zoning

General Business

Bays

Seven

Ceiling Height

Up to ±14'

Parking

Abundant

Taxes

\$11,367

Utilities

Gas Heat & AC