

OFFERING MEMORANDUM

16.10 ACRE INDUSTRIAL DEVELOPMENT SITE | East Moriches, New York

FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

16.10 ACRE INDUSTRIAL DEVELOPMENT SITE | East Moriches, New York

Lot Size (Acres):	16.10 Acres	Lot Size (Square Feet):	1,686,646 SF
Proposed # of Parcels:	Six (6)	Proposed # of Buildings:	Six (6)
Zoning:	Light Industrial	S.C.T.M.:	DIST. 0200, SECT. 793, BLK. 1, LOT 21
School District:	East Moriches UFSD	Fire District:	Center Moriches
Township:	Brookhaven	County:	Suffolk
Current Annual Taxes:	\$15,937.00	Sale Price:	Price on Request

See Proposed Lot + Buildings on Pages 3 to 4. Taxes will be reassessed after site is developed.

Property Overview

Rare Opportunity to purchase 16.10 Acres of Industrial Land in East Moriches, New York. Strategically located on Frowein Road this site offers the opportunity for a Commercial Developer to build a Light Industrial Complex. Proposed plans currently in approval process include potential for 6 parcels and one recharge basin. Situated directly next to Green Plaza, a 10 + Acre Certified Green Industrial Complex. Great location with easy access to Sunrise Highway and the Long Island Expressway (I-495).

Property Highlights

- 16.10 Acres Zoned Light Industrial
- Plans For 6 Parcels + Recharge Basin in Approval Process
- Close Proximity to Major Thoroughfares

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

PROPOSED LOT BREAKDOWN

16.10 ACRE INDUSTRIAL DEVELOPMENT SITE | East Moriches, New York



Lot #	Size	Description
LOT 1	79,625 SF	Buildable Area = 37,628.12 SF
LOT 2	79,625 SF	Buildable Area = 42,902.00 SF
LOT 3	110,760 SF	Buildable Area = 51,148.12 SF
LOT 4	138,088 SF	Buildable Area = 60,793.91
LOT 5	96,025 SF	Buildable Area = 44,300.22 SF
LOT 6	90,283 SF	Buildable Area = 40,488.07 SFM

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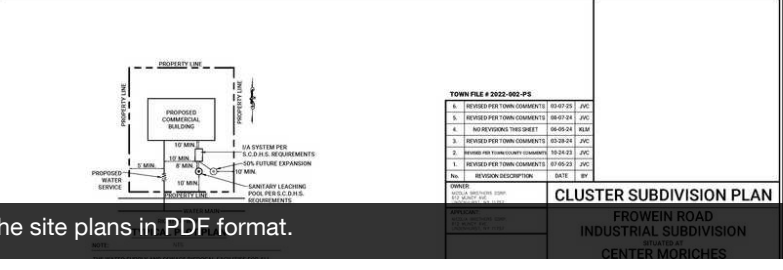
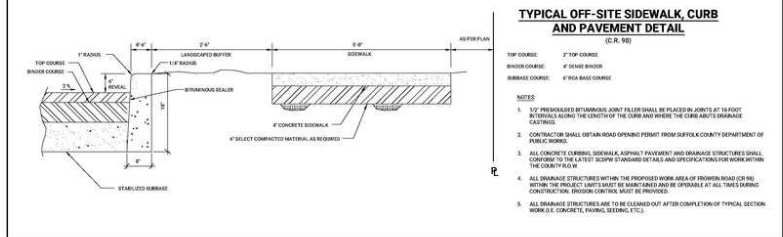
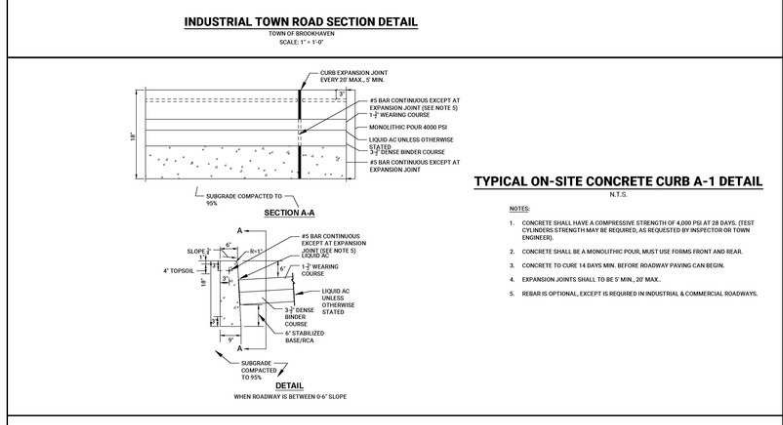
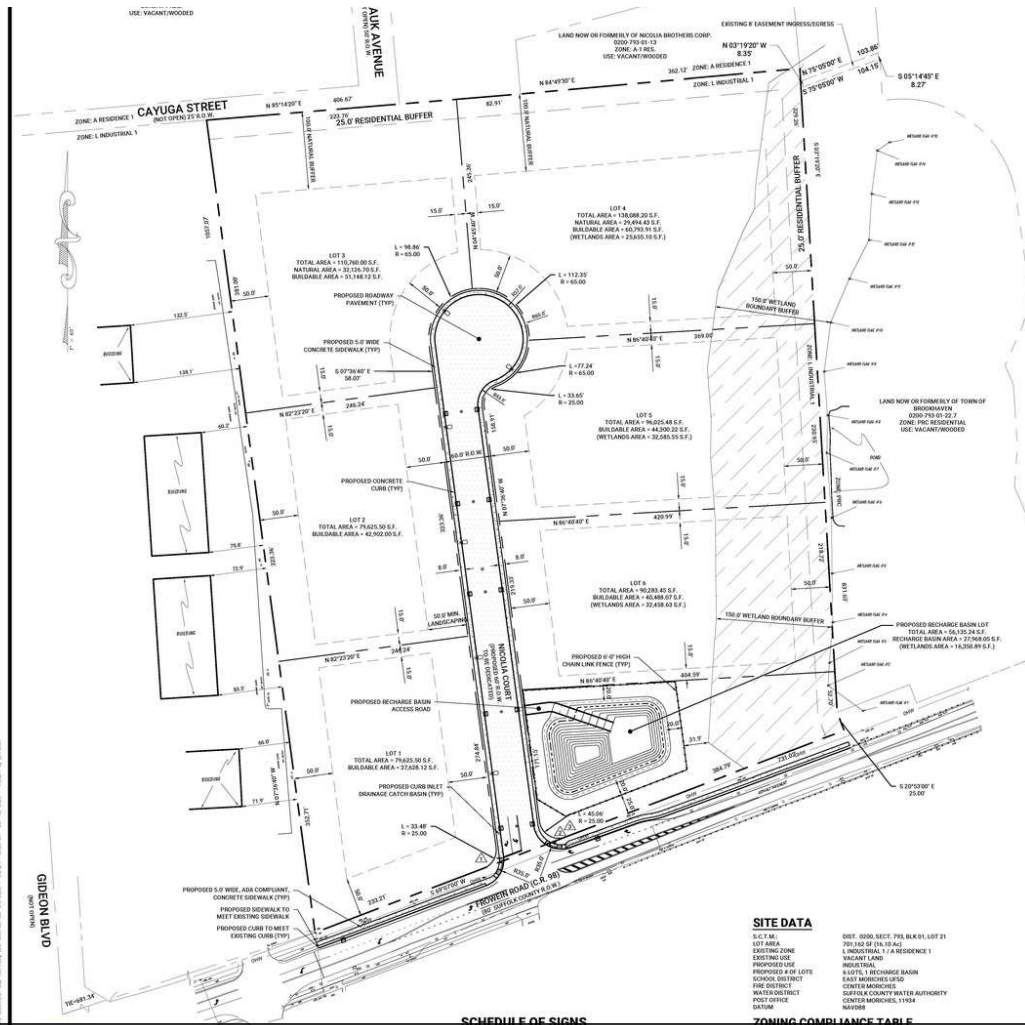
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PROPOSED SITE PLAN

16.10 ACRE INDUSTRIAL DEVELOPMENT SITE | East Moriches, New York



Please see full listing for PDF version of the Site Plan or email, michael.murphy@elliman.com to request the site plans in PDF format.

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AERIAL VIEW OF PROPERTY

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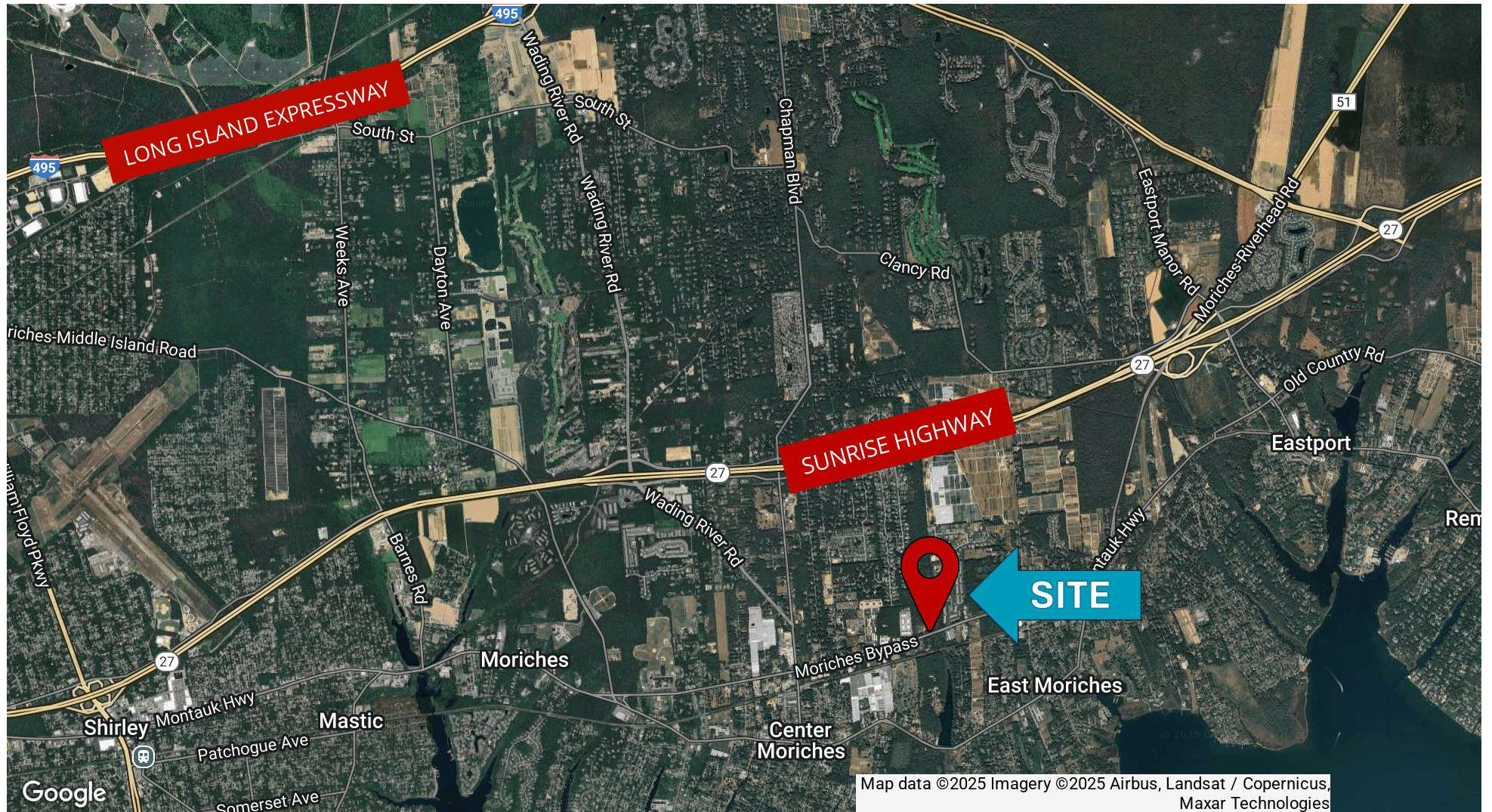
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LOCATION MAP

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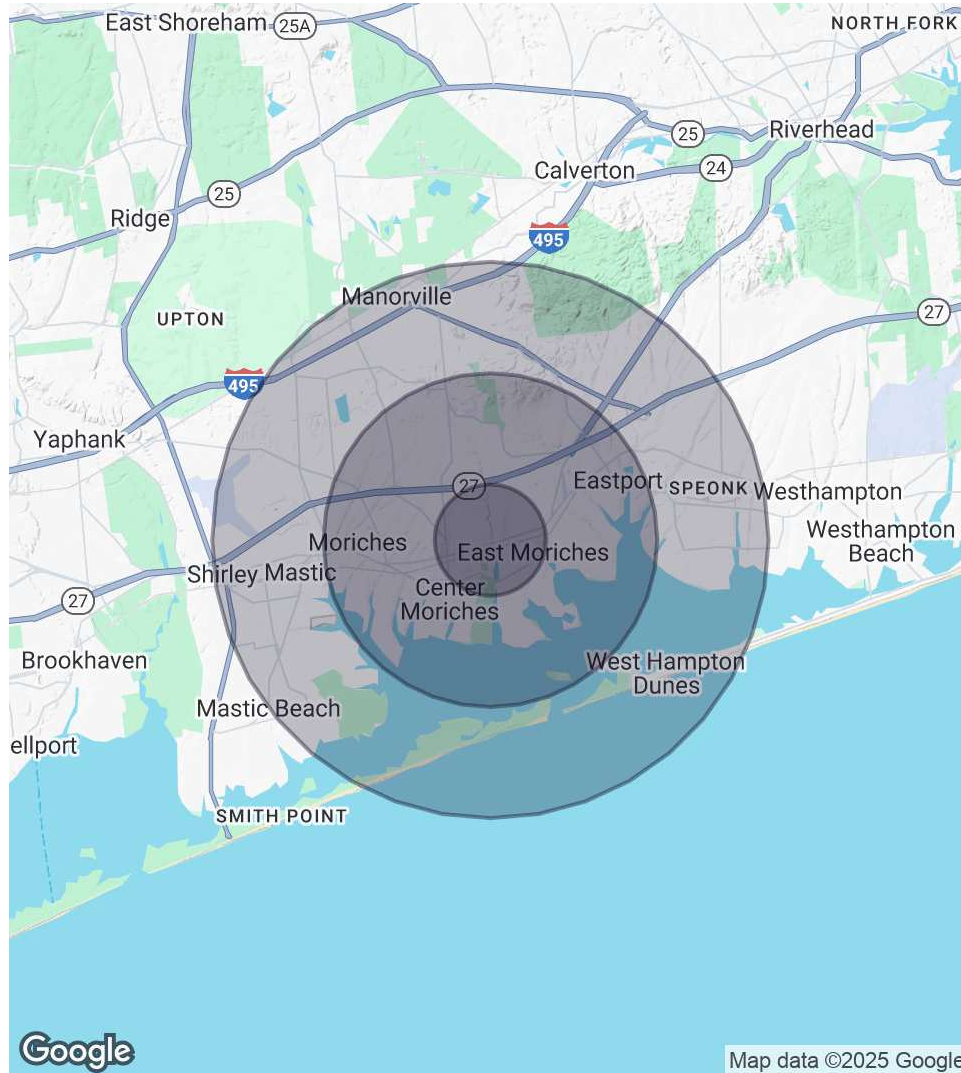
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DEMOGRAPHICS MAP & REPORT

16.10 ACRE INDUSTRIAL DEVELOPMENT SITE | East Moriches, New York



1 Mile Radius

Population
4,345
Households
1,431
Average HH Income
\$151,552

3 Miles Radius

Population
27,729
Households
10,043
Average HH Income
\$159,464

5 Miles Radius

Population
69,074
Households
23,677
Average HH Income
\$146,507

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Michael G. Murphy

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Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019, 2021 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse, the Philanthropy Network of NY, and more.

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We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.