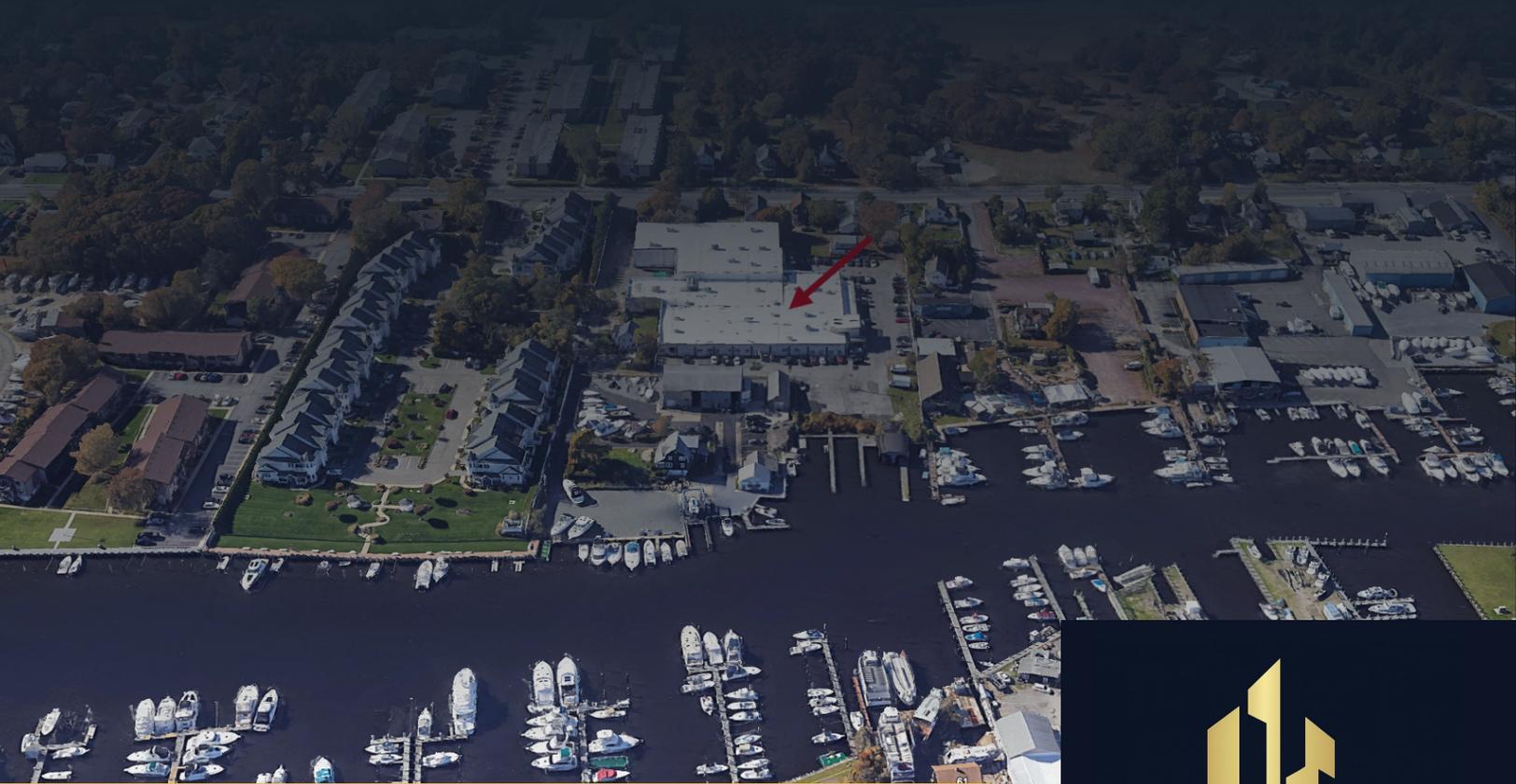


217 RIVER AVENUE, PATCHOGUE, NY 11772

217 River Avenue



Office/Warehouse Property For Lease

PROPERTY DESCRIPTION

217 River Avenue presents a rare opportunity to lease a substantial industrial property in the heart of Patchogue's South Shore market. The property consists of approximately $\pm 36,000$ SF, including $\pm 11,000$ SF of office space and $\pm 25,000$ SF of warehouse, offering a flexible layout suitable for a variety of industrial, distribution, or service-oriented uses. The warehouse features both dock-high and grade-level loading, along with clear ceiling heights ranging from approximately 11'6" to 13'11", and 480 volt electrical service providing functionality for storage, light manufacturing, and logistics operations. Situated on a ± 2.4 -acre lot, the property offers ample parking for approximately 60 vehicles and secure gated access.

- $\pm 36,000$ SF Industrial Building ($\pm 11,000$ SF Office / $\pm 25,000$ SF Warehouse)
- Loading: 1 Dock-High Door (7'9" x 8') & 1 Grade-Level Door (9'7" x 7')
- Clear Heights: Approx. 11'6"-12'6" (Steel) / 12'10"-13'11" (Deck)
- ± 2.4 Acre Site with Parking for ± 60 Vehicles & Gated Access



HedgeStone
COMMERCIAL
REAL ESTATE

STEVEN BEZMEN

Licensed Associate Real Estate Broker

516.419.2752

steven.bezmen@hedgestone.com

VINCENT GEBBIA

President

516.695.4898

vincent.gebbia@hedgestone.com

HASSAN MAHMOOD

Licensed Real Estate Salesperson

516.476.6455

hassan.mahmood@hedgestone.com

Hedgestone Commercial Real Estate
164 Main Street, Huntington, NY 11743
http://www.hedgestonecre.com

Property Summary

217 RIVER AVENUE, PATCHOGUE, NY 11772
OFFICE/WAREHOUSE PROPERTY FOR LEASE



PROPERTY DESCRIPTION

217 River Avenue presents a rare opportunity to lease a substantial industrial property in the heart of Patchogue's South Shore market. The property consists of approximately ±36,000 SF, including ±11,000 SF of office space and ±25,000 SF of warehouse, offering a flexible layout suitable for a variety of industrial, distribution, or service-oriented uses.

The warehouse features both dock-high and grade-level loading, along with clear ceiling heights ranging from approximately 11'6" to 13'11", and 480 volt electrical service providing functionality for storage, light manufacturing, and logistics operations. Situated on a ±2.4-acre lot, the property offers ample parking for approximately 60 vehicles and secure gated access.

PROPERTY HIGHLIGHTS

- ±36,000 SF Industrial Building (±11,000 SF Office / ±25,000 SF Warehouse)
- Loading: 1 Dock-High Door (7'9" x 8') & 1 Grade-Level Door (9'7" x 7')
- Clear Heights: Approx. 11'6"-12'6" (Steel) / 12'10"-13'11" (Deck)
- ±2.4 Acre Site with Parking for ±60 Vehicles & Gated Access

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Available SF:	+/-36,000 SF
Lot Size:	2.4 Acres
Parking:	+/-60 Spots

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,206	24,006	50,513
Total Population	11,944	62,928	141,733
Average HH Income	\$134,683	\$147,046	\$149,105

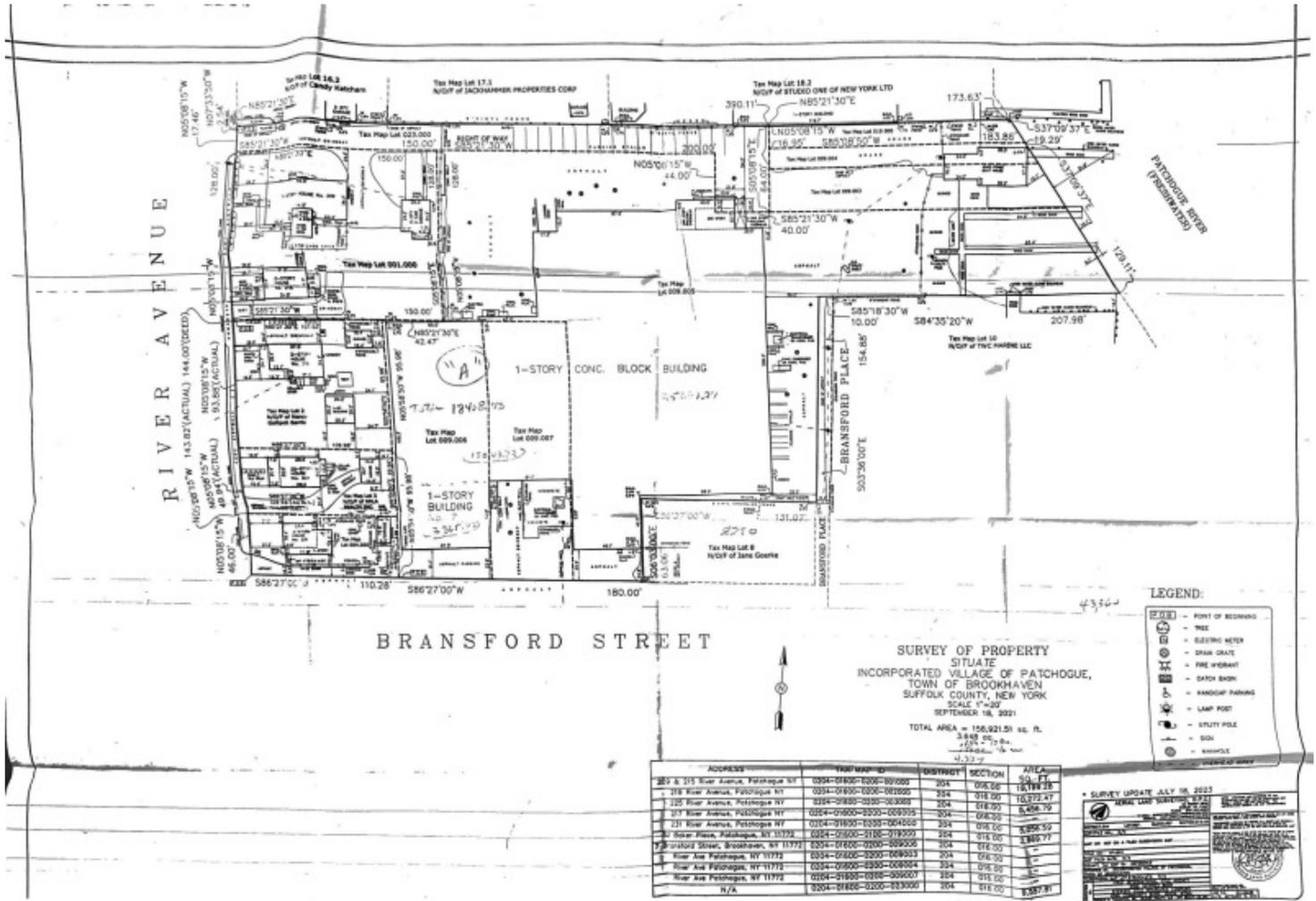
Additional Photos

OFFICE/WAREHOUSE PROPERTY FOR LEASE
217 RIVER AVENUE, PATCHOGUE, NY 11772



Floor Plan

OFFICE/WAREHOUSE PROPERTY FOR LEASE
217 RIVER AVENUE, PATCHOGUE, NY 11772



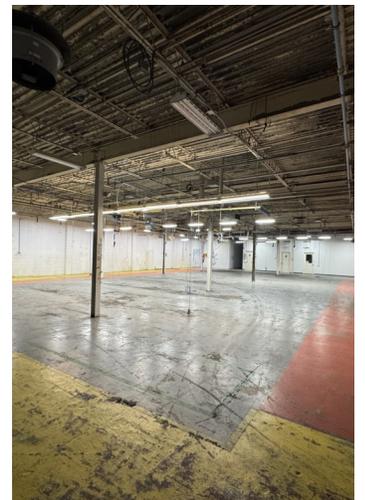
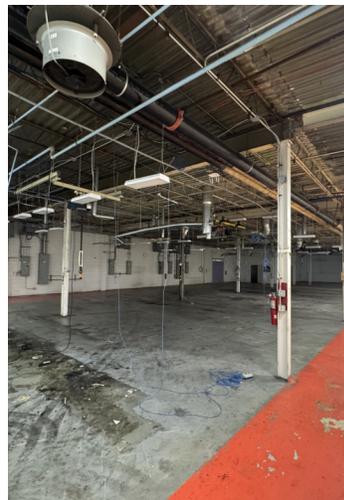
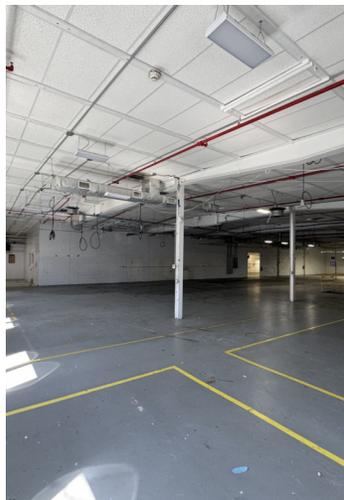
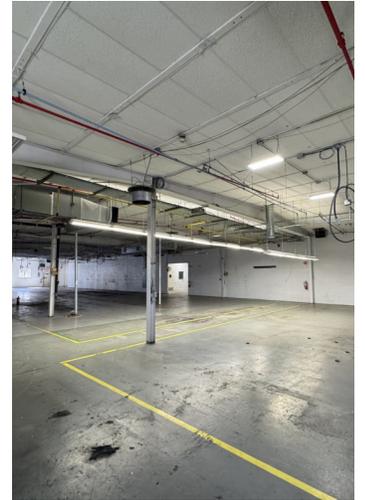
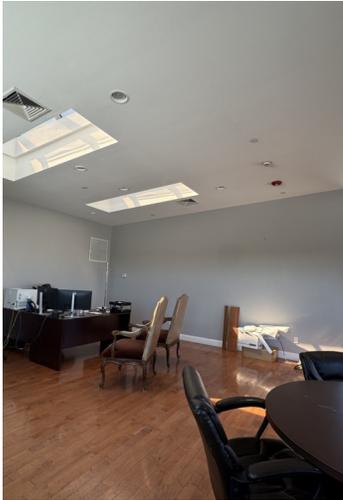
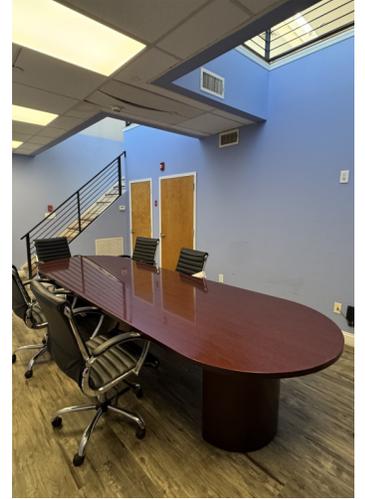
Additional Photos

OFFICE/WAREHOUSE PROPERTY FOR LEASE
217 RIVER AVENUE, PATCHOGUE, NY 11772



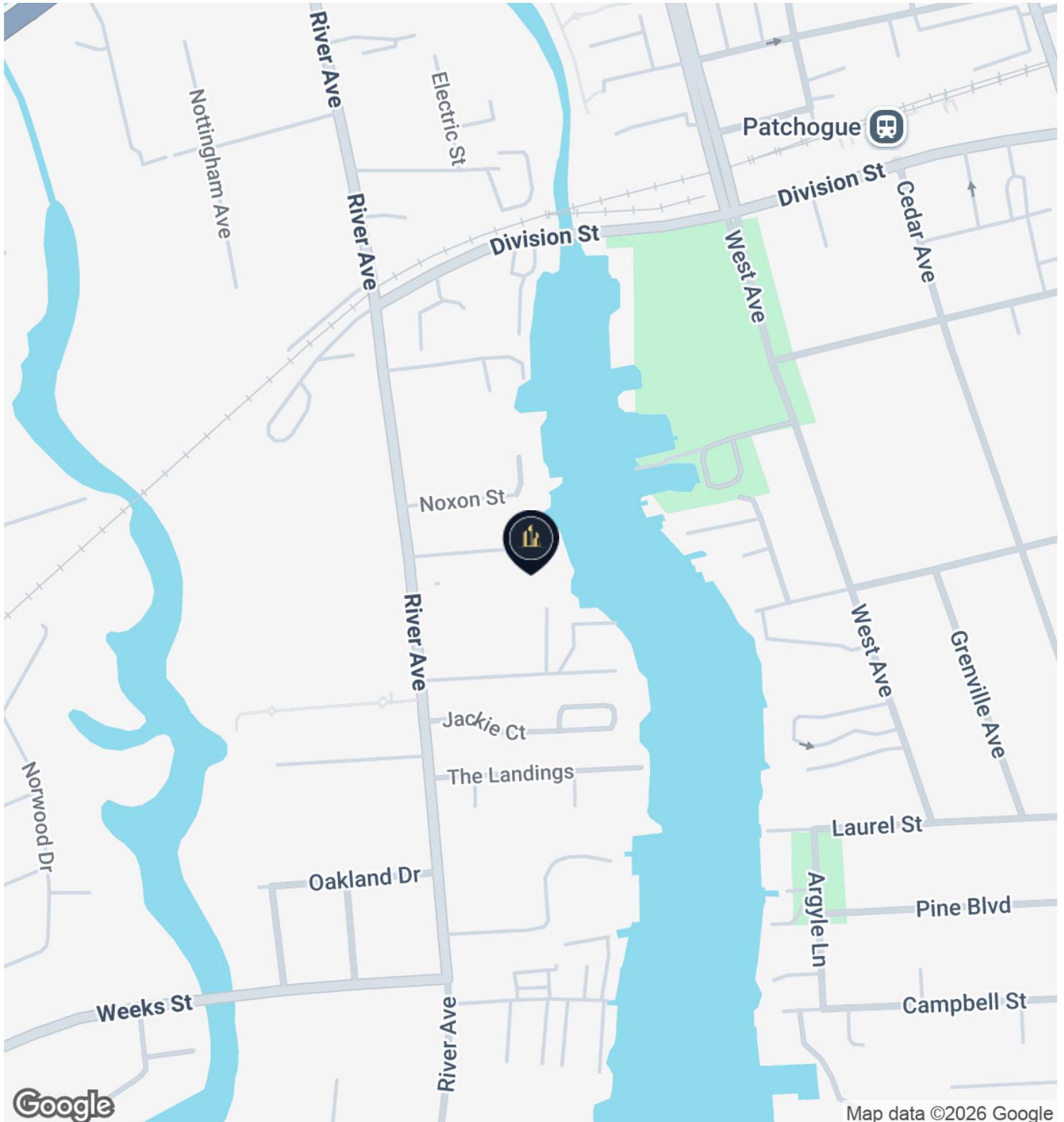
Additional Photos

OFFICE/WAREHOUSE PROPERTY FOR LEASE
217 RIVER AVENUE, PATCHOGUE, NY 11772



Location Map

OFFICE/WAREHOUSE PROPERTY FOR LEASE
217 RIVER AVENUE, PATCHOGUE, NY 11772



STEVEN BEZMEN

516.419.2752 steven.bezmen@hedgestone.com

VINCENT GEBBIA

516.695.4898 vincent.gebbia@hedgestone.com

HASSAN MAHMOOD

516.476.6455 hassan.mahmood@hedgestone.com

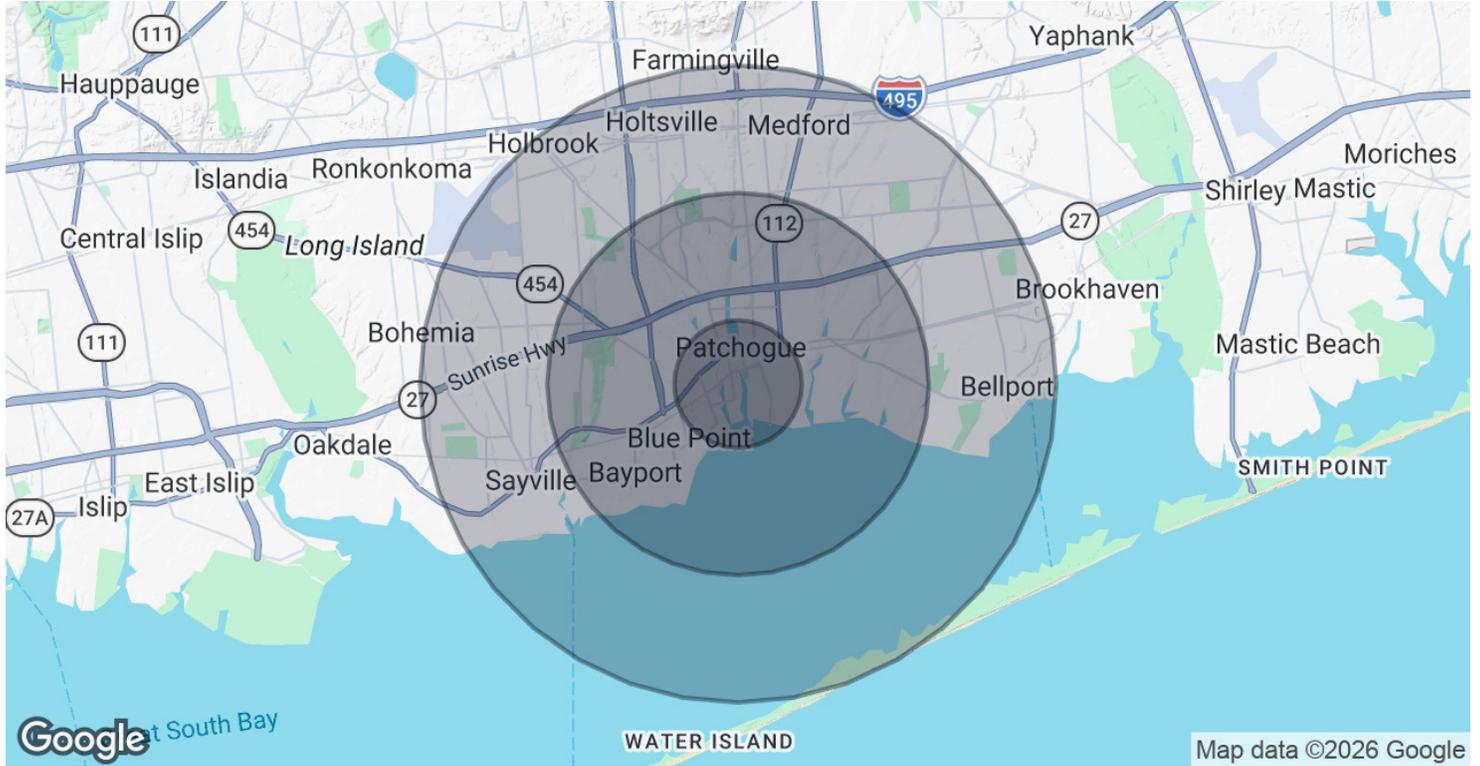
Retailer Map

OFFICE/WAREHOUSE PROPERTY FOR LEASE
217 RIVER AVENUE, PATCHOGUE, NY 11772



Demographics Map & Report

OFFICE/WAREHOUSE PROPERTY FOR LEASE
217 RIVER AVENUE, PATCHOGUE, NY 11772



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,944	62,928	141,733
Average Age	39.3	41.6	41.5
Average Age (Male)	39.3	41.9	41.8
Average Age (Female)	38.7	41.1	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,206	24,006	50,513
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$134,683	\$147,046	\$149,105
Average House Value	\$487,500	\$528,031	\$526,374

2023 American Community Survey (ACS)

Meet The Team

217 RIVER AVENUE, PATCHOGUE, NY 11772
217 RIVER AVENUE | INDUSTRIAL PROPERTY FOR LEASE



STEVEN BEZMEN

Licensed Associate Real Estate Broker

Direct: 516.419.2752
steven.bezmen@hedgestone.com



VINCENT GEBBIA

President

Direct: 516.695.4898
vincent.gebbia@hedgestone.com



HASSAN MAHMOOD

Licensed Real Estate Salesperson

Direct: 516.476.6455
hassan.mahmood@hedgestone.com