

86 INDUSTRIAL ROAD

WAINSCOTT, NEW YORK



±43,757 SF MODERN INDUSTRIAL WAREHOUSE FACILITY
AVAILABLE FOR SUBLEASE

PROPERTY OVERVIEW



AVAILABLE SF
43,757 SF



YEAR BUILT
2020



OFFICE
1,312 SF



CLEAR HEIGHT
28'



LOADING
3 Drive-ins (20' x 20')



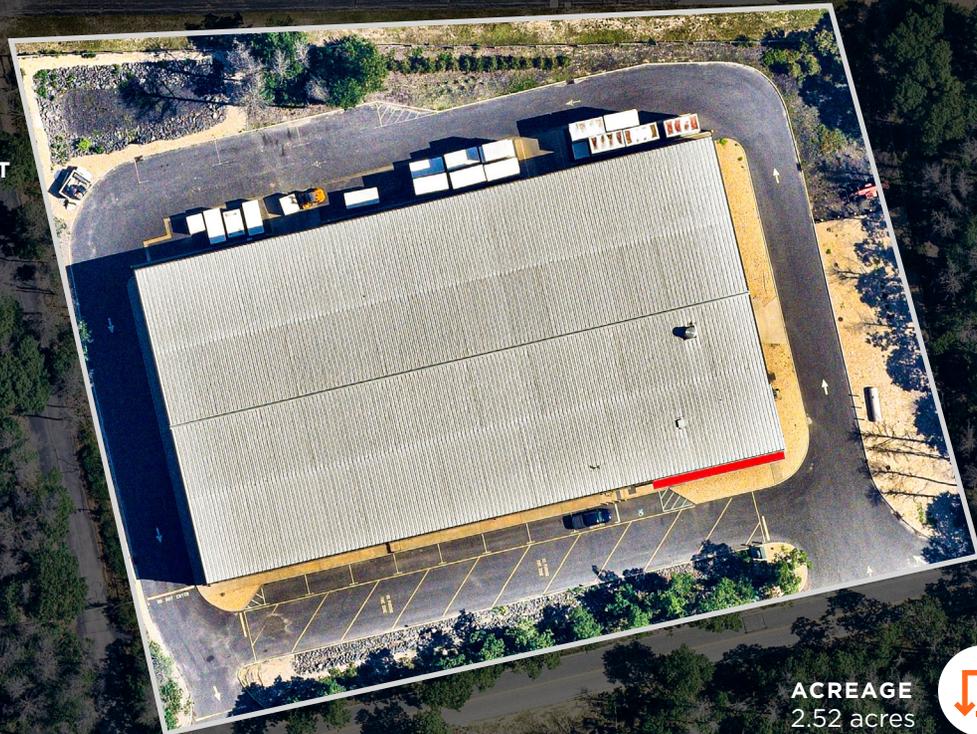
ADDITIONAL FEATURES
Rapid Speed Doors
Radiant Heat Curtain Doors
LED Lighting



POWER
1,200 Amps



SPRINKLER SYSTEM
ESFR



ACREAGE
2.52 acres



SUBLEASE TERM
3/31/2032



ASKING RENT
Upon Request

HIGH BARRIER TO ENTRY LOCATION

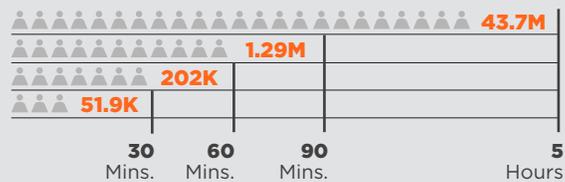
DENSE, AFFLUENT CONSUMER BASE



RARE EAST END OPPORTUNITY

- 15,091 Residents Within A 5-Mile Radius And An AHHI Of \$173,728
- Direct on/off access to Montauk Highway
- Minutes from the East Hampton and East Hampton Airport
- Eastern Suffolk location, easily accessible to Hamtoons, Quogue, Riverhead, and the North Fork

Drive Time Populations

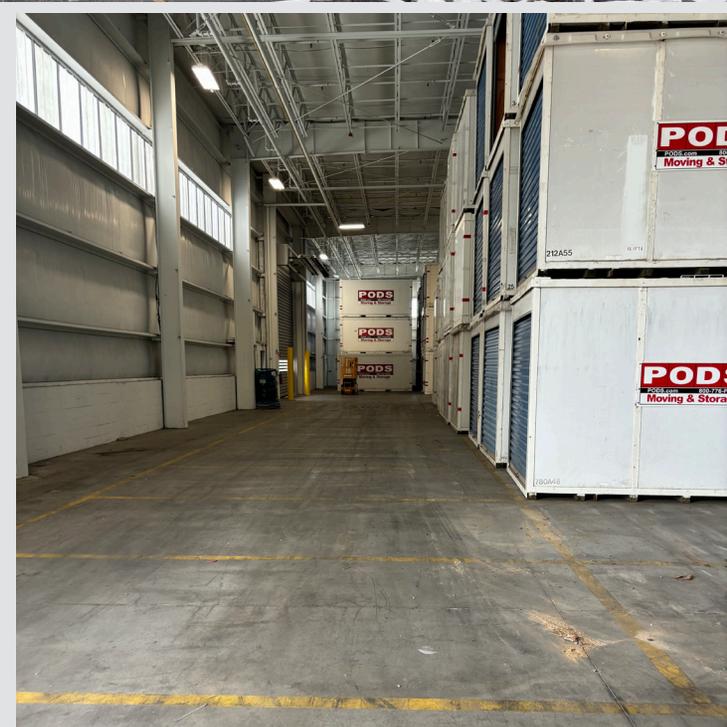


High Income & Affluent Consumer Base

\$173,728	92.57	7,653
Average household income	Population density per sq. mi.	Consumers in a 5 mile radius

Drive Time Distances

Sag Harbor	3.57 Miles
East Hampton	4.6 Miles
Watermill	5.5 Miles
Amaganset	5.9 Miles
South Hampton	8.5 Miles
Hampton Bays	14.8 Miles
Montauk	16.8 Miles
Quogue	20.6 Miles
Riverhead	21.3 Miles
Calverton	25.4 Miles



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FOR MORE INFORMATION,
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