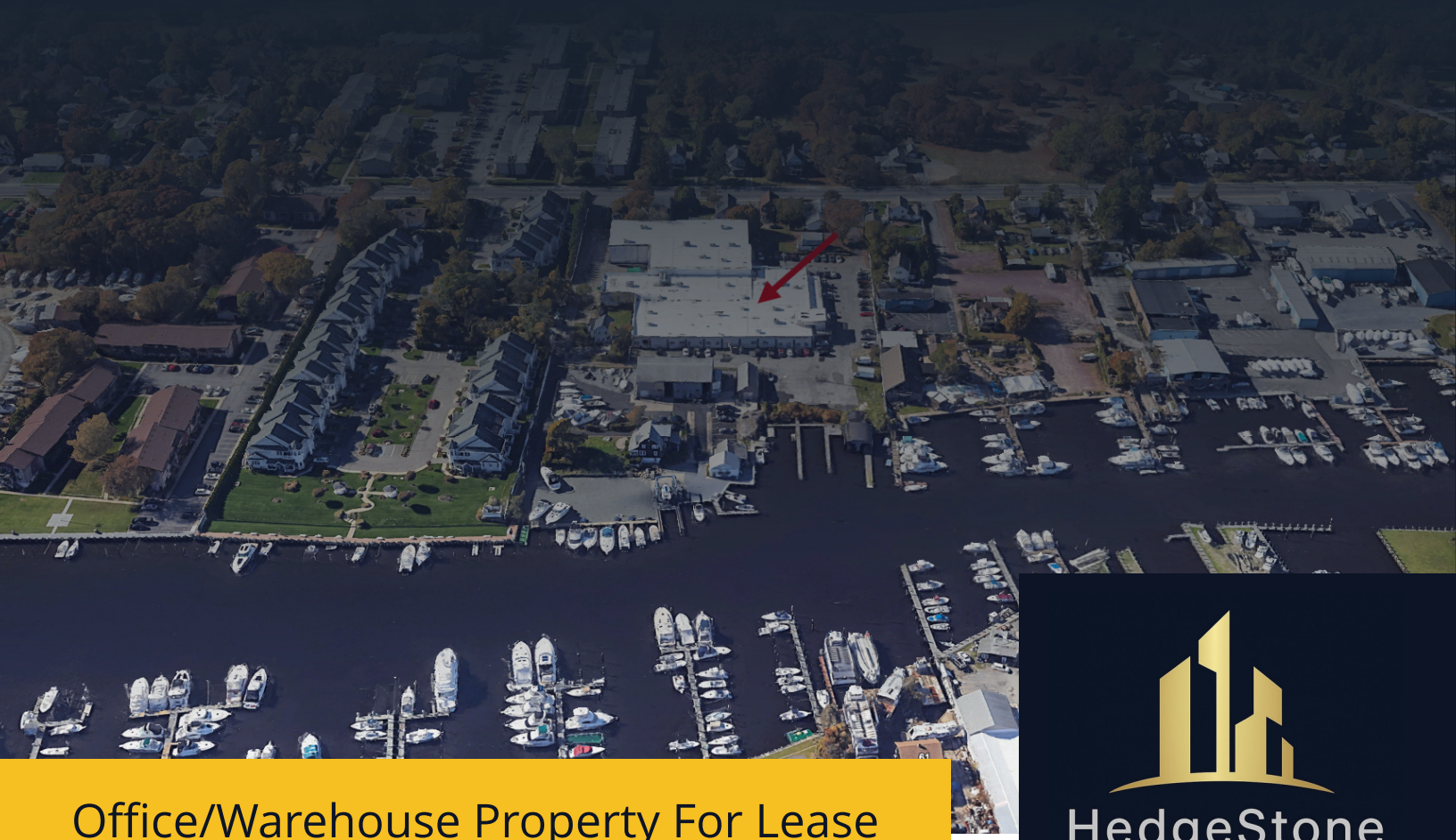
217 RIVER AVENUE, PATCHOGUE, NY 11772

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 ±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.

- ±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

HedgeStone
COMMERCIAL
REAL ESTATE

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Property Summary

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OFFICE/WAREHOUSE PROPERTY FOR LEASE

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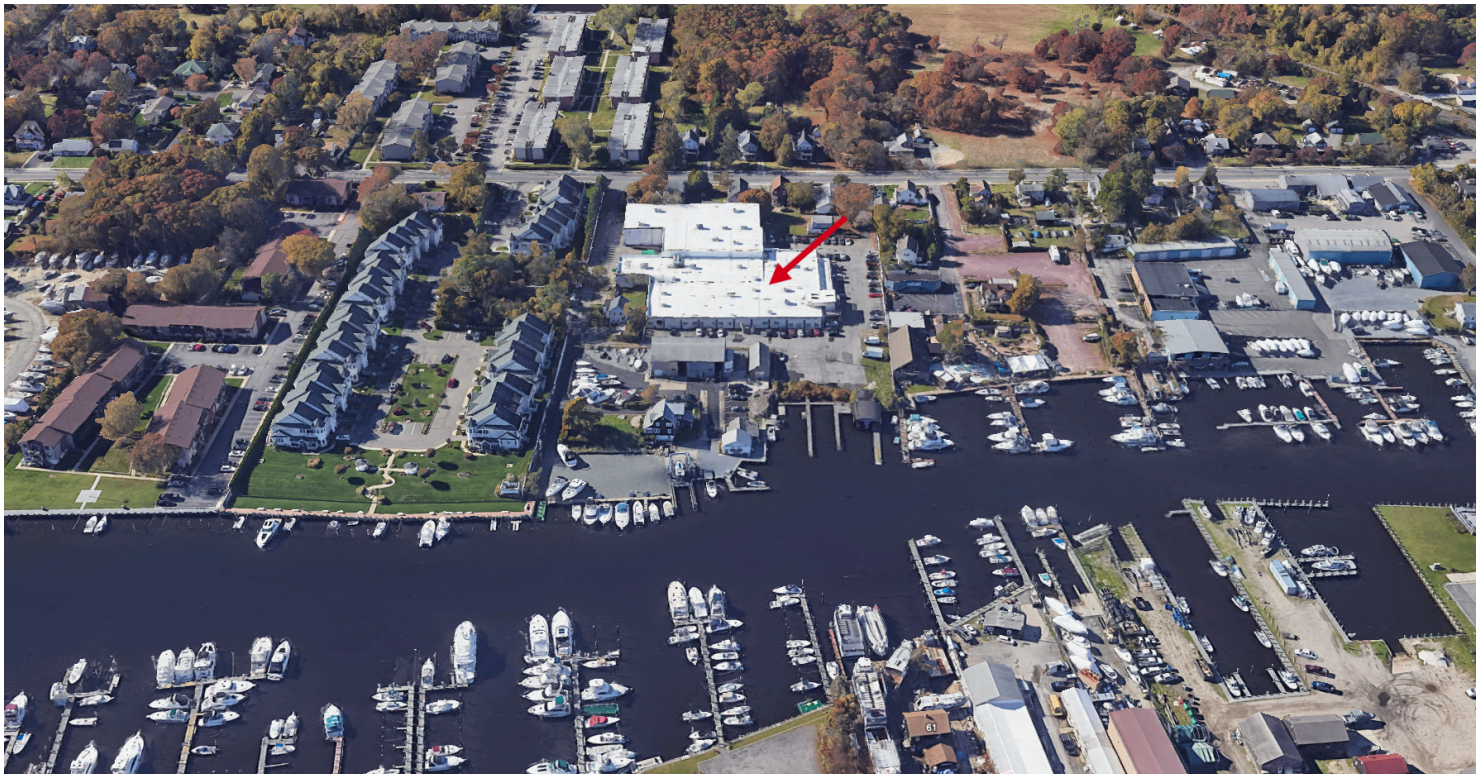

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PROPERTY HIGHLIGHTS

- ±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')
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- ±2.4 Acre Site with Parking for ±60 Vehicles & Gated Access

OFFERING SUMMARY	
Lease Rate:	$13 SF/yr (MG)
Available SF:	+/-36,000 SF
Lot Size:	2.4 Acres
Parking:	+/-60 Spots
NOI:	$0.00
Cap Rate:	0.0%

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

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Additional Photos

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Floor Plan

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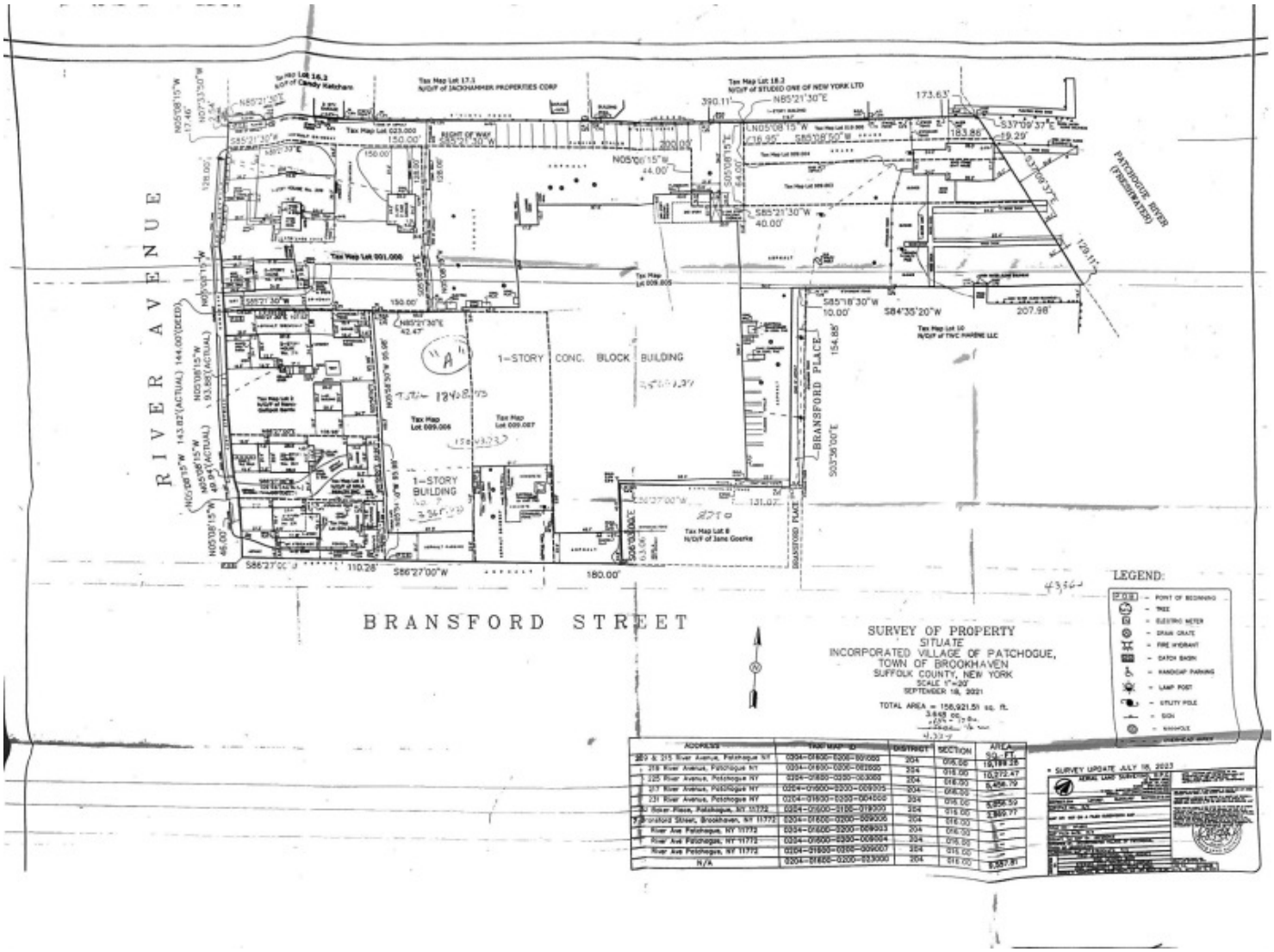

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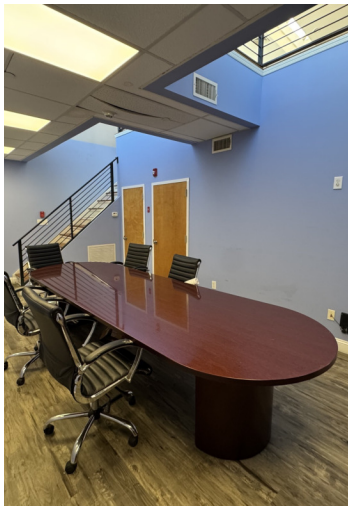
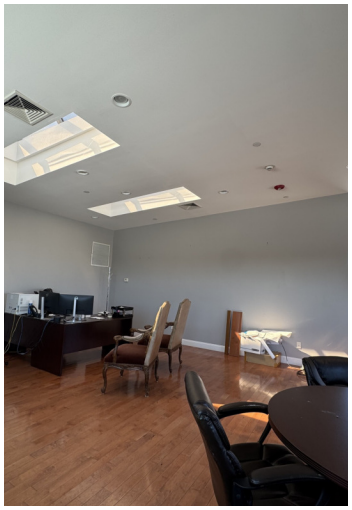
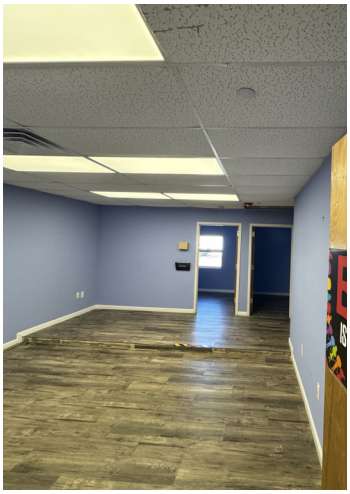

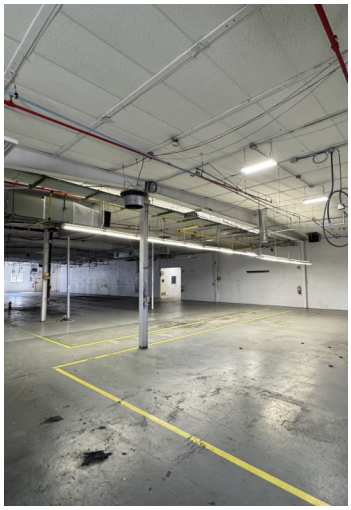

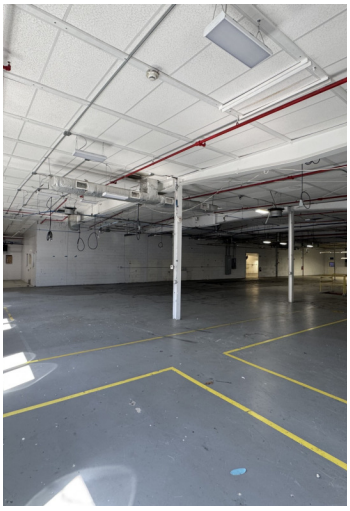

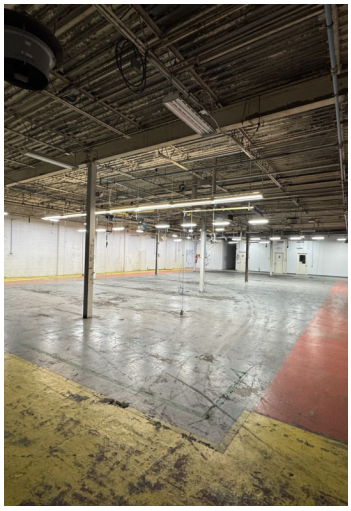

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Location Map

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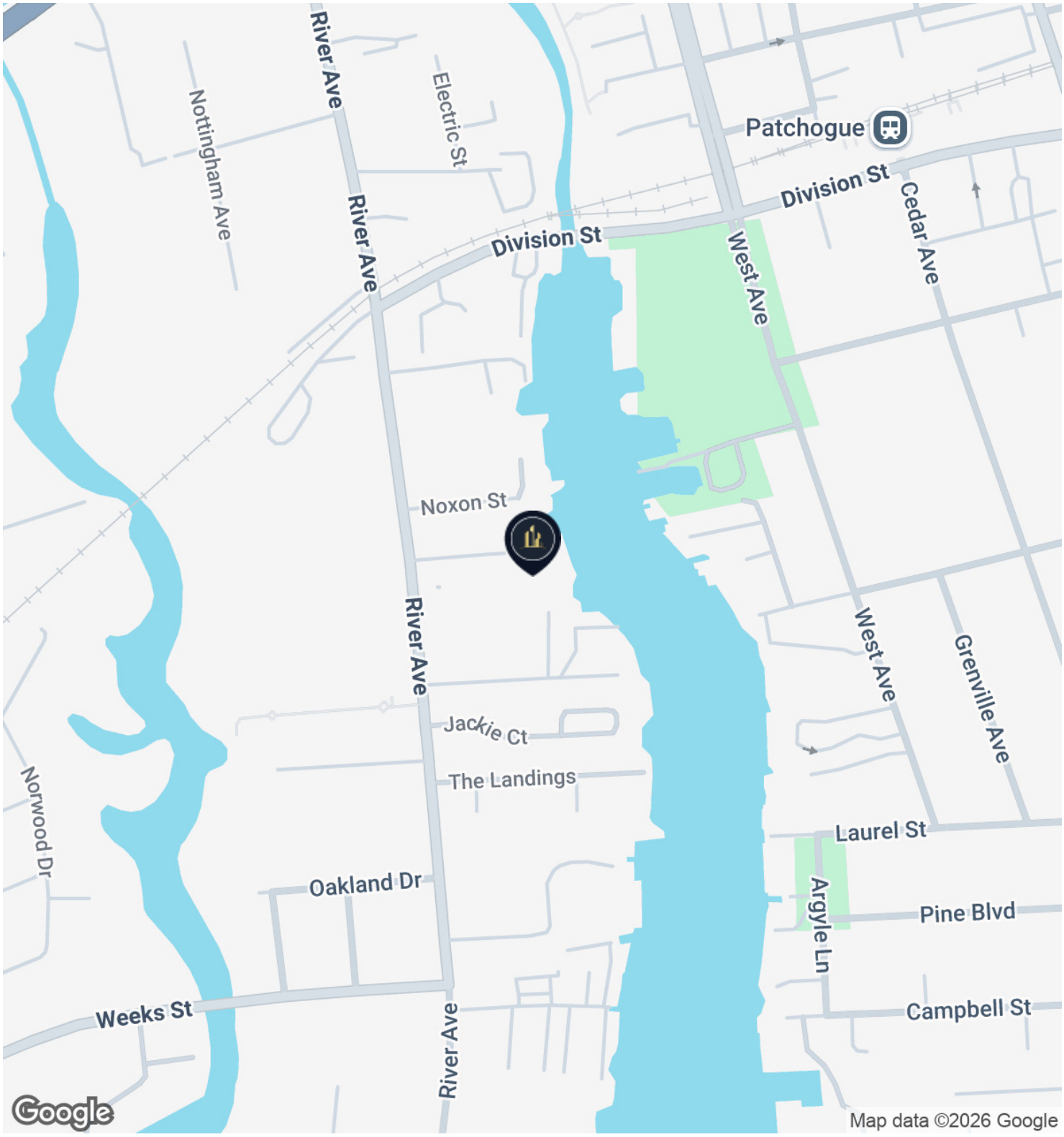

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Retailer Map

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Demographics Map & Report

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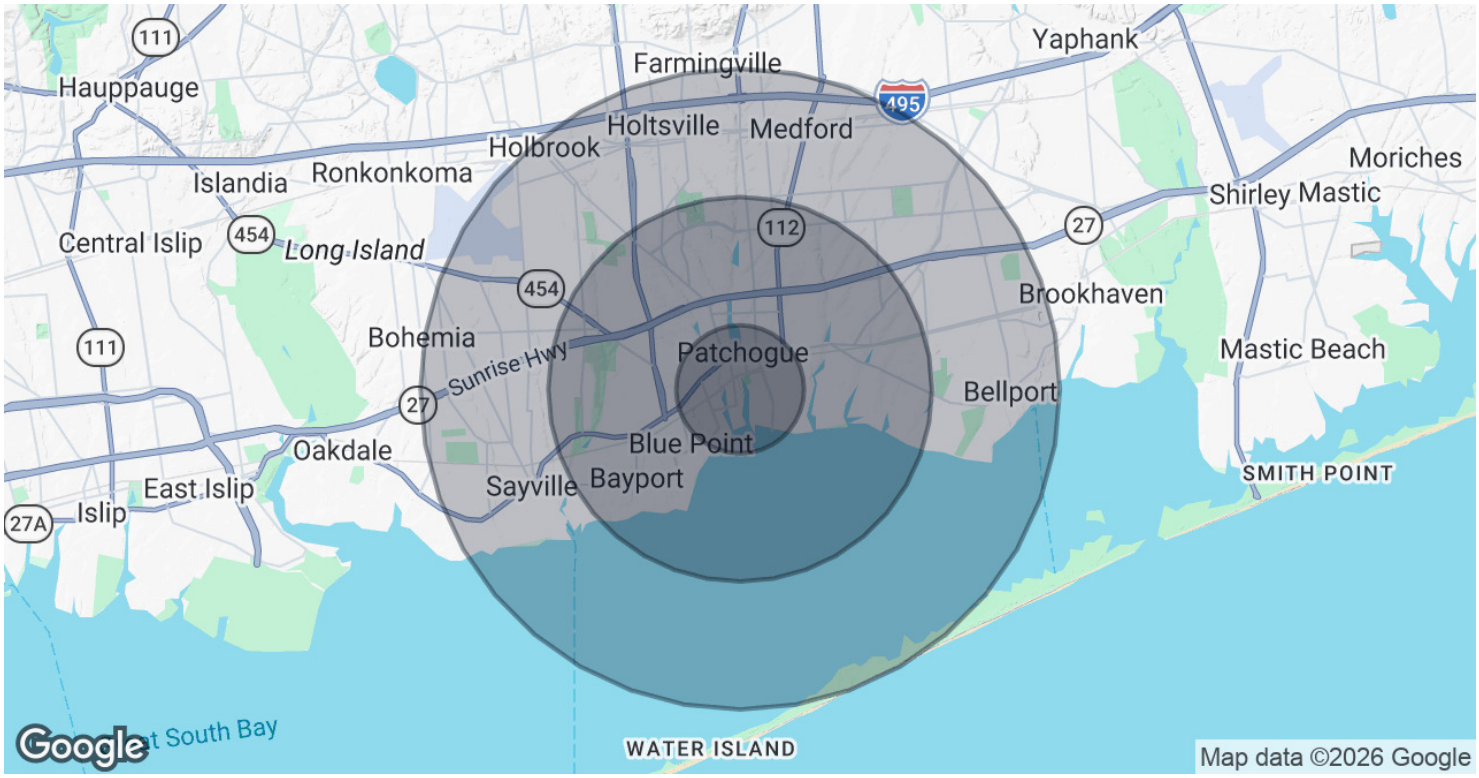

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,944	62,928	141,733
Average Age	39.3	41.6	41.5
Average Age (Male)	39.3	41.9	41.8
Average Age (Female)	38.7	41.1	41.5

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)

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Meet The Team

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