

1.20 ACRES ZONED WSI

879 W Jericho Tpke | Smithtown, New York 11787

FOR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY



879 W Jericho Tpke | Smithtown, New York 11787

Building #1 Size:	+/- 1,000 SF	Lot Size:	1.20 Acres
Building # 2 Size:	+/- 2,275 SF	Zoned:	WSI (Wholesale Service Industry)
Frontage:	140 Feet on W. Jericho	Lease Price:	Price on Request

See page 4 for list of approved uses

Property Overview

Excellent Opportunity to Lease this Highly visible 1.20 Acre Property strategically located on heavily traveled West Jericho Turnpike. Two Buildings sit on this property which is Zoned WSI (Wholesale Service Industry) this property offers a multitude of uses including places of worship, auto or boat service/sales, medical use, self-storage and business with need for outdoor storage. Building 1 is a 1,000 SF Freestanding Building, and Building 2 is 2,275 SF with 950 SF on first floor, 575 SF on the second floor and a 750 SF basement. Detached Two Bay Garage with Lift. Conveniently located near major thoroughfares and highways and surrounded by local and national retailers. 140 Feet of frontage and traffic counts exceed 25,000 cars passing each day.

Property Highlights

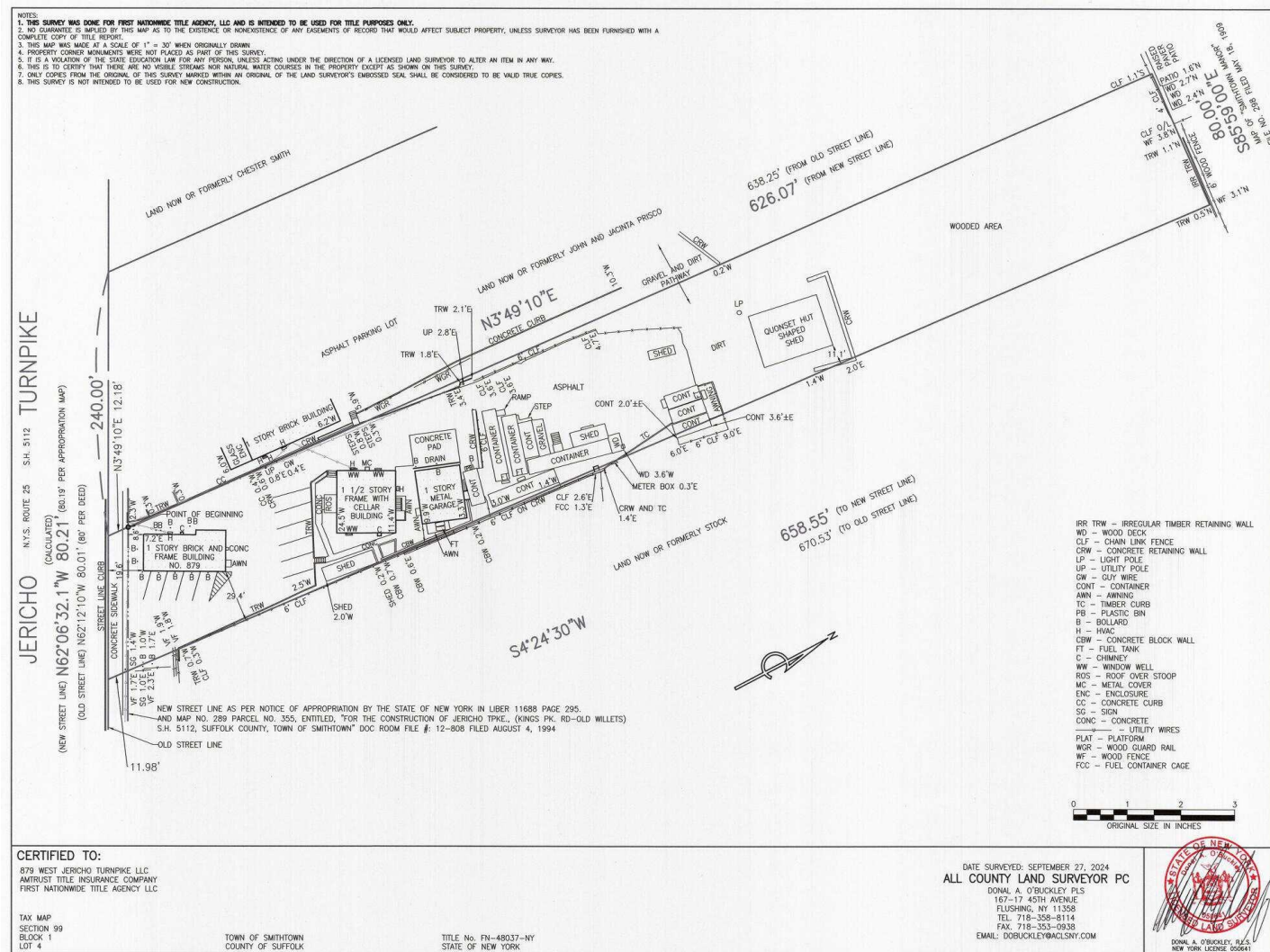
- 1.20 Acre Industrial Property for Lease
- Two Buildings on Property, 1,000 SF + 2,275 SF
- 140 Feet of Frontage + Tremendous Traffic Counts
- Approved for Outdoor Storage
- Two Bay Garage with Lift

Exclusively represented by:

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APPROVED USES FOR WSI ZONING

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Use	District		
	WSI Wholesale and Service Industry	LI Light Industry	HI Heavy Industry
RESIDENTIAL USES			
1-family dwelling	--	--	--
2-family dwelling	--	--	--
Bonus density apartment	--	--	--
Garden apartment	--	--	--
Townhouse dwelling ¹	--	--	--
COMMUNITY FACILITY USES			
Adult home, nursing home or assisted living facility	TB	TB	--
Airport or heliport	--	TB	TB
Arena or assembly hall	BA	BA	BA
Cemetery	--	--	--
Church or similar place of worship	P	P	P
College or university	--	--	--
Convent or monastery	P	P	--
Day camp	BA	BA	--
Day-care center, nursery school	BA	BA	BA
Fire or ambulance station	P	P	P
Golf course or country club of 50 acres or more	P	P	P
Hospital	TB	TB	--
Membership club, nonprofit	BA	BA	--
Park, playground or nature preserve	P	P	P
Public library, museum or similar use	P	P	--
Public utility facility	TB	TB	TB
Rail or bus station	TB	TB	TB

Use	District		
	WSI Wholesale and Service Industry	LI Light Industry	HI Heavy Industry
processing	--	--	--
Trucking station	BA	BA	BA
Warehouse	P	P	P
Wholesale business or distributor	P	P	P
ACCESSORY USES			
Accessory apartment	--	--	--
Accommodations for 1 boarder	--	--	--
Cafeteria or restaurant incidental to primary use	P	P	P
Car wash, accessory to filling station	BA	--	--
Christmas tree sales	P	P	P
Coin-operated machine	P	--	--
Customary accessory structure and/or use	--	--	--
Dish antenna	P	P	P
Home occupation	--	--	--
Horse stabling	--	--	--
Incidental retail not exceeding 3% gross floor area	--	P	--
Living quarters for parent	--	--	--
Outdoor dining area	BA	BA	--
Outdoor storage	P	BA	P
Parking for business and/or industrial uses	P	P	P
Parking garage	P	P	--
Private garage or off-street parking	P	P	P
Private swimming pool	P	P	--
Propane exchange	BA	--	BA

Use	District		
	WSI Wholesale and Service Industry	LI Light Industry	HI Heavy Industry
School, elementary or high	P	P	--
Swimming or boat club	BA	BA	--
BUSINESS USES			
Adult entertainment	P	--	P
Adult retail shop	--	--	P
Agriculture	P	P	P
Animal hospital, veterinarian or kennel; animal hospice; animal boarding	BA	BA	--
Animal husbandry	BA	BA	--
Appliance, office machine or furniture repair	P	--	--
Bank	P	P	--
Barbershop or similar personal service shop	--	--	--
Boat sales and/or rental showroom	P	--	--
Broadcast studio or station, not including antennas	P	P	--
Canoe rental showroom	P	--	--
Car wash	BA	--	--
Coin-operated laundromat	--	--	--
Commercial entertainment	P	--	--
Commercial public recreation, indoor	P ^a	P ^a	P ^a
Commercial public recreation, outdoor	TB	TB	TB
Contractor showroom	P	--	P
Counter service restaurant	P	P ¹	--
Dance club	BA	--	--
Dry-cleaning plant of less than 4,000 square feet	--	--	--
Fence or swimming pool sales	P	--	--
Filling station	BA	--	--
Fitness studio	P	--	--
Food retail	P	P	--
Funeral home	P	--	--
Horsemanship school or horse boarding	BA	BA	--
Hotel or motel	TB	TB	--
Lumberyard	BA	--	P
Medical laboratory	P	P	P
Microbrewery	P	--	--
Mini storage warehouse	P	P	P

Town of Smithtown
INDUSTRIAL DISTRICTS: TABLE OF USE REGULATIONS
[Amended 12-1-1987; 6-27-1989; 8-14-1990; 5-28-1991; 11-24-1992; 6-8-1993; 3-8-1994; 9-13-1994; 10-7-1997; 12-9-1997; 1-27-1998; 5-30-2000; 4-9-2002; 7-13-2004; 7-11-2006; 3-22-2012; 9-22-2016; 4-4-2017; 5-9-2017; 8-11-2020 by L.L. No. 9-2020; 9-6-2022 by Res. No. 2022-781; 4-20-2023 by L.L. No. 8-2023; 6-6-2023 by Res. No. 2023-617; 4-18-2024 by Res. No. 2024-404; 6-11-2024 by Res. No. 2024-606]

LEGEND:
"P" means permitted.
"BA" means permitted by special exception from the Board of Appeals.
"TB" means permitted by special exception from the Town Board.
"--" means not permitted.
Any land use not listed in this table is not permitted in any district.

Use	District		
	WSI Wholesale and Service Industry	LI Light Industry	HI Heavy Industry
Motor vehicle sales or rental showroom	P	--	--
Nursery	P	P ¹	P
Office	P	P	P
Power equipment shop	P	--	--
Repair garage	BA	--	BA
Restaurant	P	P	--
Retail establishment, not otherwise listed herein	--	--	--
Shipping center	P	--	--
Shoe repair, tailoring or dressmaking	--	--	--
Skating rink	TB	TB	--
Studio for musician, painter, sculptor or photographer	P	P	--
Tavern, bar or inn	P	--	--
Taxi or limousine establishment	P	--	P
Theater, multiplex	--	--	--
Vocational school	P	P	--
INDUSTRIAL USES			
Asphalt manufacturing	--	--	P
Brick or tile manufacture	--	--	P
Burlap or textile thread manufacture	--	--	P
Candle or wax manufacture	--	--	P
Cement batching	--	--	P
Concrete products manufacture	--	--	TB
Construction equipment and supplies storage yard	--	--	TB
Dyestuff manufacture	--	--	P
Forge plant	--	--	P
Foundry	--	--	P
Fuel storage or distribution	BA	BA	P
Laundry or dry-cleaning plant of more than 4,000 square feet	--	P	P
Licensed junkyard	--	--	TB
Machine shop	--	--	P
Mixed-use building	--	TB ¹	--
Monument manufacture	--	--	P
Nuisance industry	P ²	P ²	P
Plating works	--	--	P
Printing plant	P	P	P
Research laboratory	P	P	P
Rock crusher	--	--	TB
Sand and gravel mining or	--	--	TB

NOTES:

¹ Permitted in R-43, R-10 and R-10S Districts, only as part of final plat approval by the Planning Board in a subdivision clustered pursuant to § 281 of the Town Law.

² Except those uses specifically prohibited in § 322-11.

³ Permitted only when located in a building used primarily for office and/or non-nuisance industry.

⁴ Permitted only in Hauppauge Industrial Park Overlay District per § 322-34A.

⁵ Excluded from the Hauppauge Industrial Park.

⁶ Provided the use conforms with the standards in § 322-30.6.

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EXTERIOR PHOTOS

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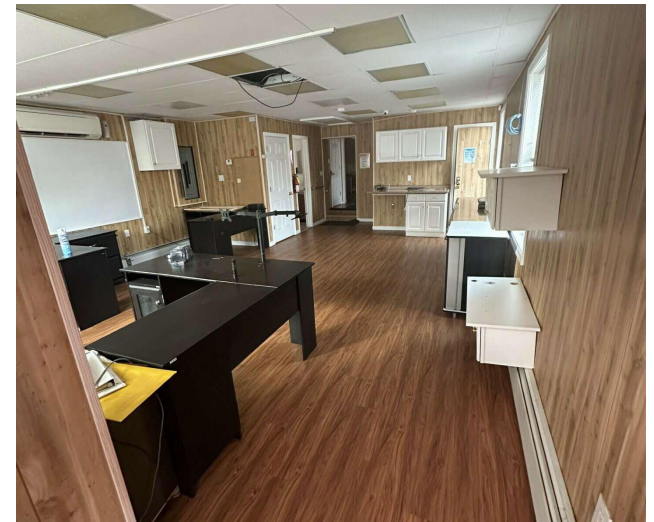
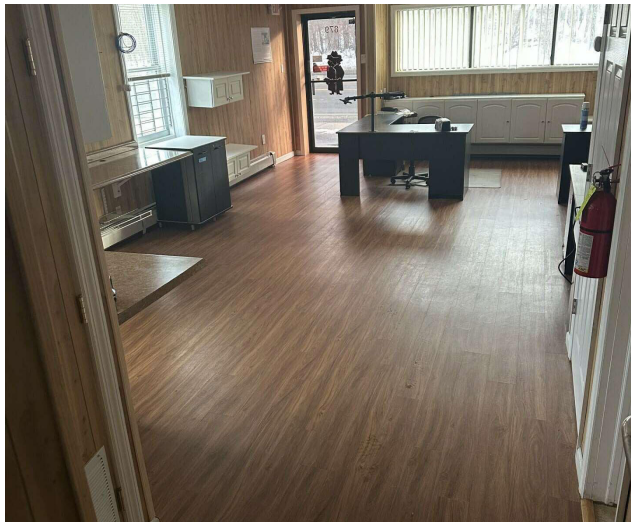
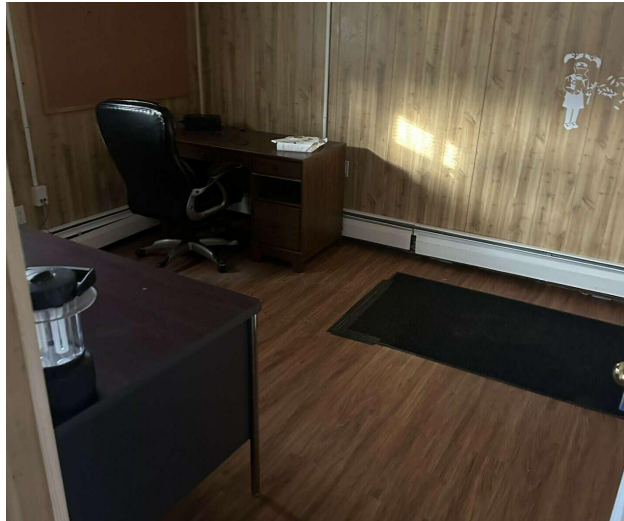
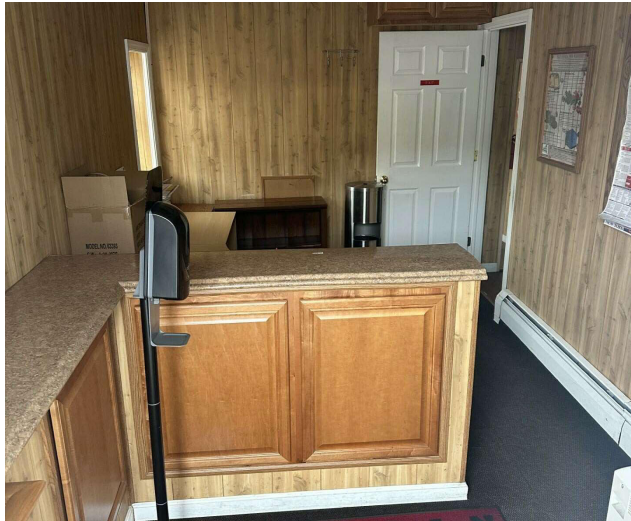
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BUILDING ONE-INTERIOR PHOTOS



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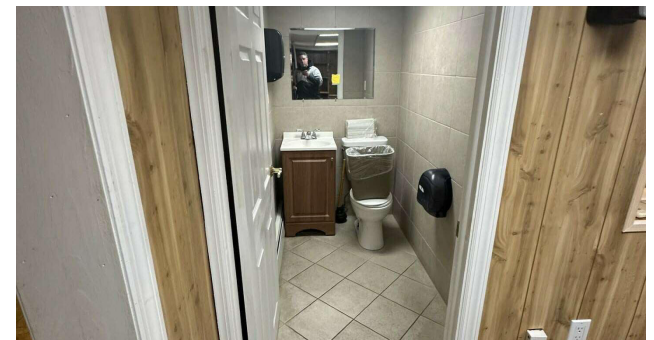
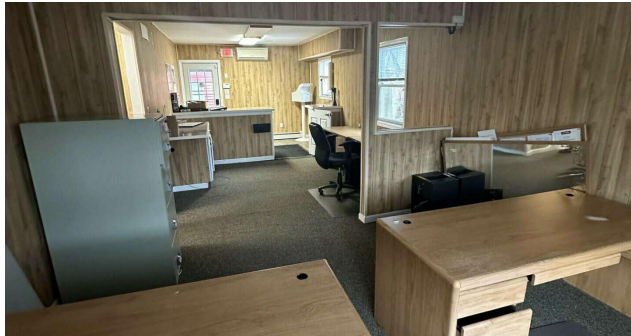
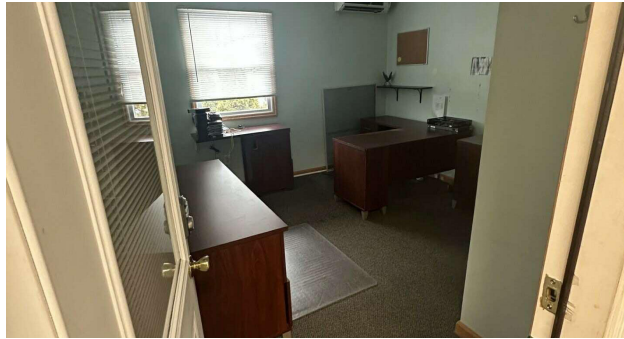
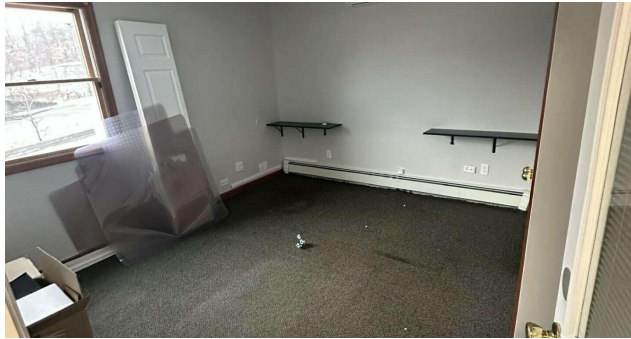
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BUILDING TWO-INTERIOR PHOTOS



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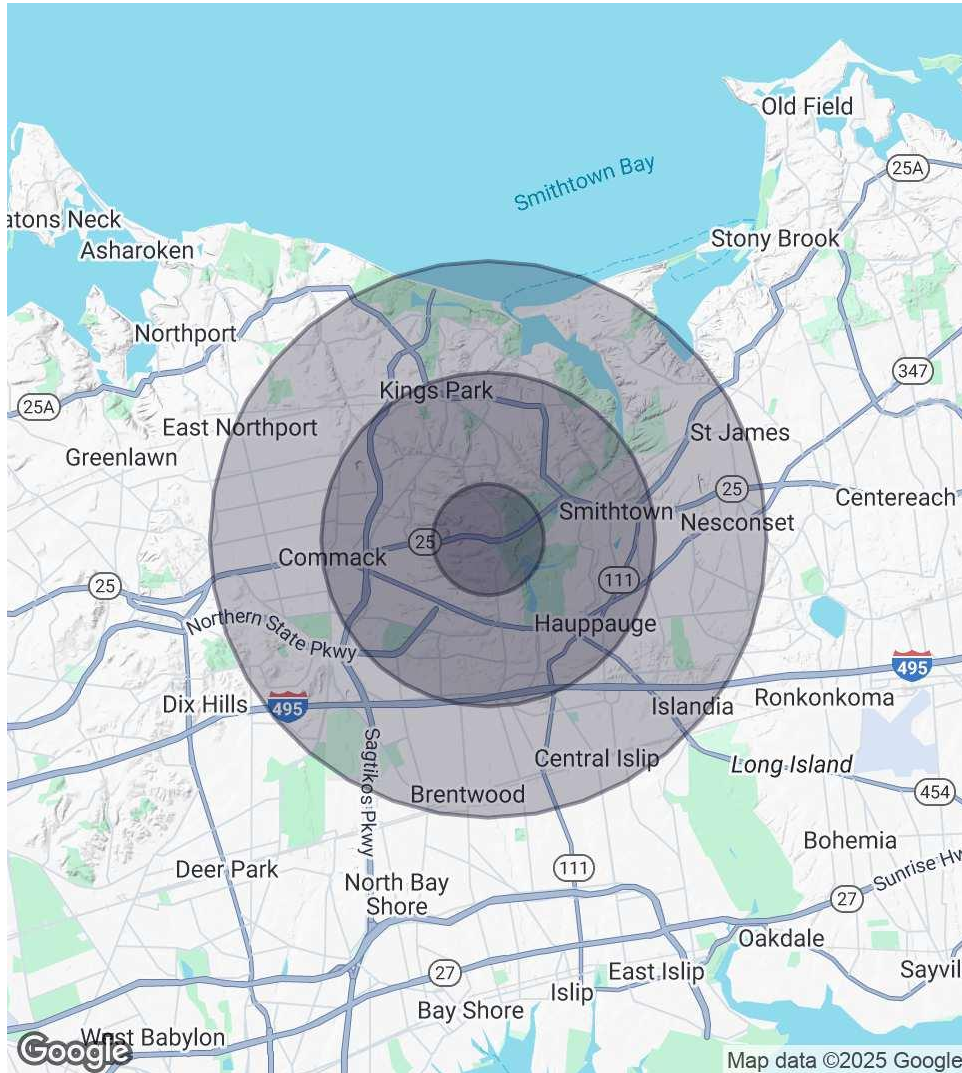
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population

6,577

Households

2,159

Average HH Income

\$211,518

3 Miles Radius

Population

70,156

Households

23,763

Average HH Income

\$210,094

5 Miles Radius

Population

222,963

Households

67,576

Average HH Income

\$190,558

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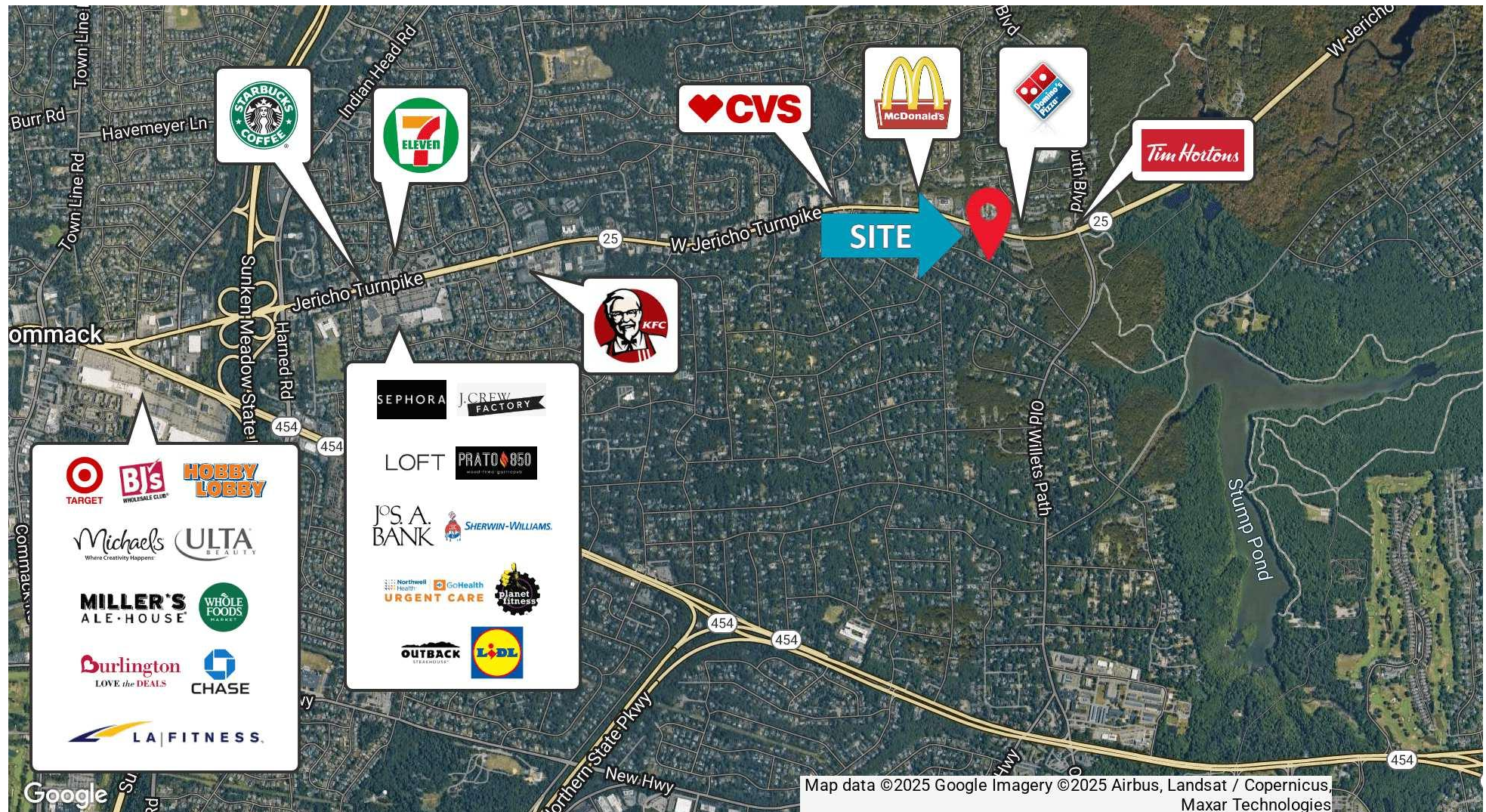
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RETAILER MAP

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ADVISOR BIO 1

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Professional Background

Experienced Commercial Real Estate Professional, Mike Lightcap brings a decade of expertise to the world of commercial leasing and sales at Douglas Elliman's Commercial Division. His passion for real estate is matched only by his commitment to client success. Whether you're a business owner seeking the perfect space or an investor eyeing prime property, Mike's strategic insights and negotiation expertise make him your ideal partner.

Mike has successfully closed deals across every sector including retail, office, industrial, and more. His deep understanding of market trends and property valuation ensures clients make informed decisions.

Born and raised on Long Island, Mike's roots run deep across the area. His extensive knowledge of the neighborhoods, zoning regulations, and business landscape is invaluable.

When Mike isn't closing deals, you'll find him at the local gym, pushing his limits, maintaining a healthy lifestyle, and making connections. He believes that a strong body fuels a sharp mind—a philosophy he applies to both his workouts and real estate strategies.

Douglas Elliman Commercial - Long Island

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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.