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RIVER AVENUE

PATCHOGUE, NY

**FOR LEASE: \$8.00 PSF GROSS ±54,000 SF INDUSTRIAL BUILDING | WILL DIVIDE
SHORT TERM DEAL ONLY
20,000 & 34,000 SF UNITS AVAILABLE**



217

RIVER AVENUE

PATCHOGUE, NY



HIGH-BAY CEILINGS (22')
20,000 SF

± 54,000 SF
INDUSTRIAL BUILDING

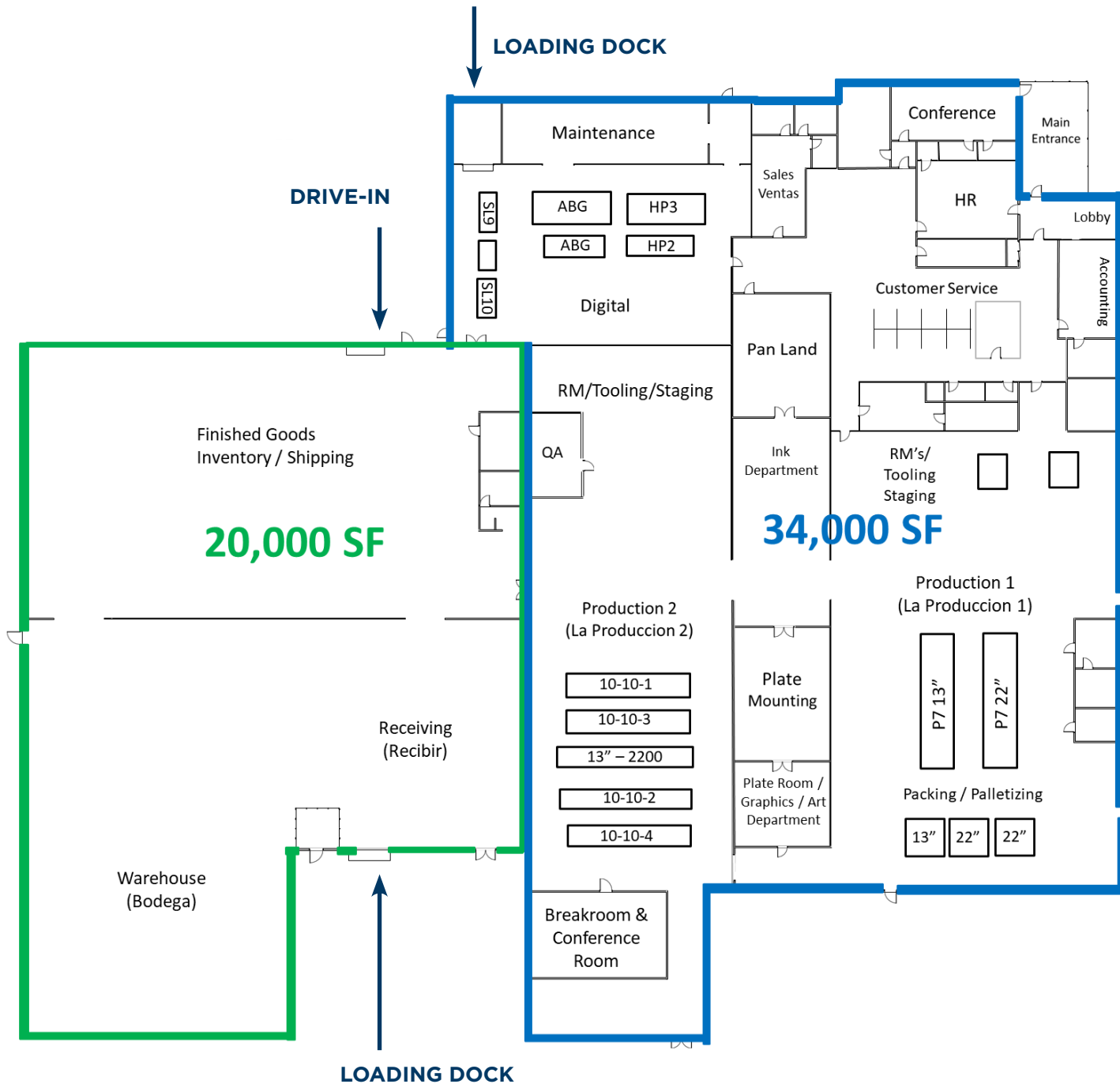
PROPERTY INFORMATION

Address: 217 River Avenue, Patchogue, NY 11772
Property Type: Industrial Manufacturing
Year Built: 1930 (Renovated 1970)
Total Square Feet: ± 54,000 SF
Office Area: ± 5,000 SF

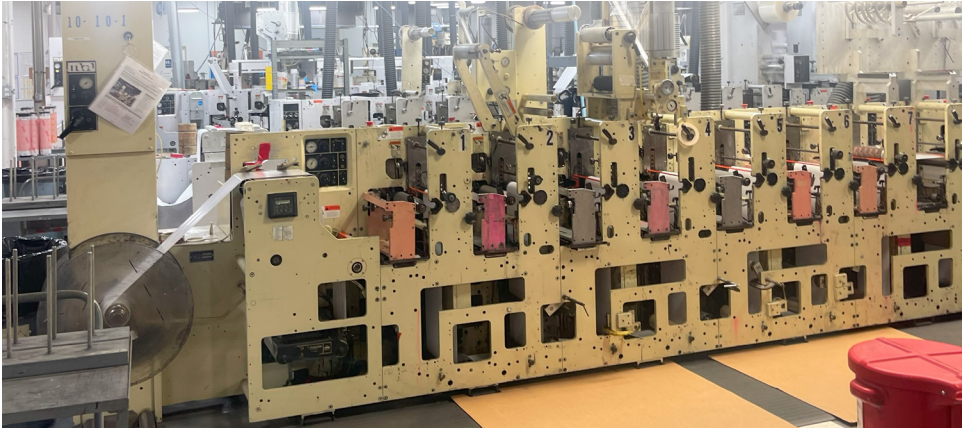
Site: ± 4 Acres
Clear Height: 14 to 22' Clear
Power: 2500 Amps / 277Y / 480V
Loading: 1 Dock / 1 Drive-In
Real Estate Taxes: TBD

Special Features: Extensive Electric Distribution
Epoxied Floors
Compressed Air Lines
High End Executive Suite
Fully Air Conditioned

FLOOR PLAN



PHOTOS



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PATCHOGUE, NY



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CUSHMAN & WAKEFIELD

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