

Now Leasing

Prime Greenhouse/Warehouse Space

52 Bayview Ave, East Patchogue, New York 11772



Two separate greenhouse spaces available — lease one, the other, or both. Flexible options with ownership ready to accommodate tenant needs

**Brown
Harris
Stevens** **Bold
Honest
Smart**

**For Further Information
Contact Exclusive
Brokers:**

Anil Ergezer

Jr. Director of BHS Commercial
516.203.8111
Aergezer@bhsusa.com

Joseph Trovato

Commercial Investment Sales &
Leasing
516.203.8119
Jtrovato@bhsusa.com

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York
11530

Tel 516.203.8100 Fax 516.203.8199 Website
www.BHScommercial.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

Two separate greenhouses totaling 14,000 SF available for lease in East Patchogue. Choose between a 10,000 SF structure (currently used for storage), a 4,000 SF flexible-use greenhouse, or lease both together. Owner open to build-out, offering an adaptable solution for greenhouse operations, warehouse storage, or specialty use.

BUILDING SIZES: 14,000 SF Total

AVAILABLE SPACE:

Building 1 4,000 SF

Building 2 10,000 SF

YARD / LOADING: Generous parking, loading and delivery area

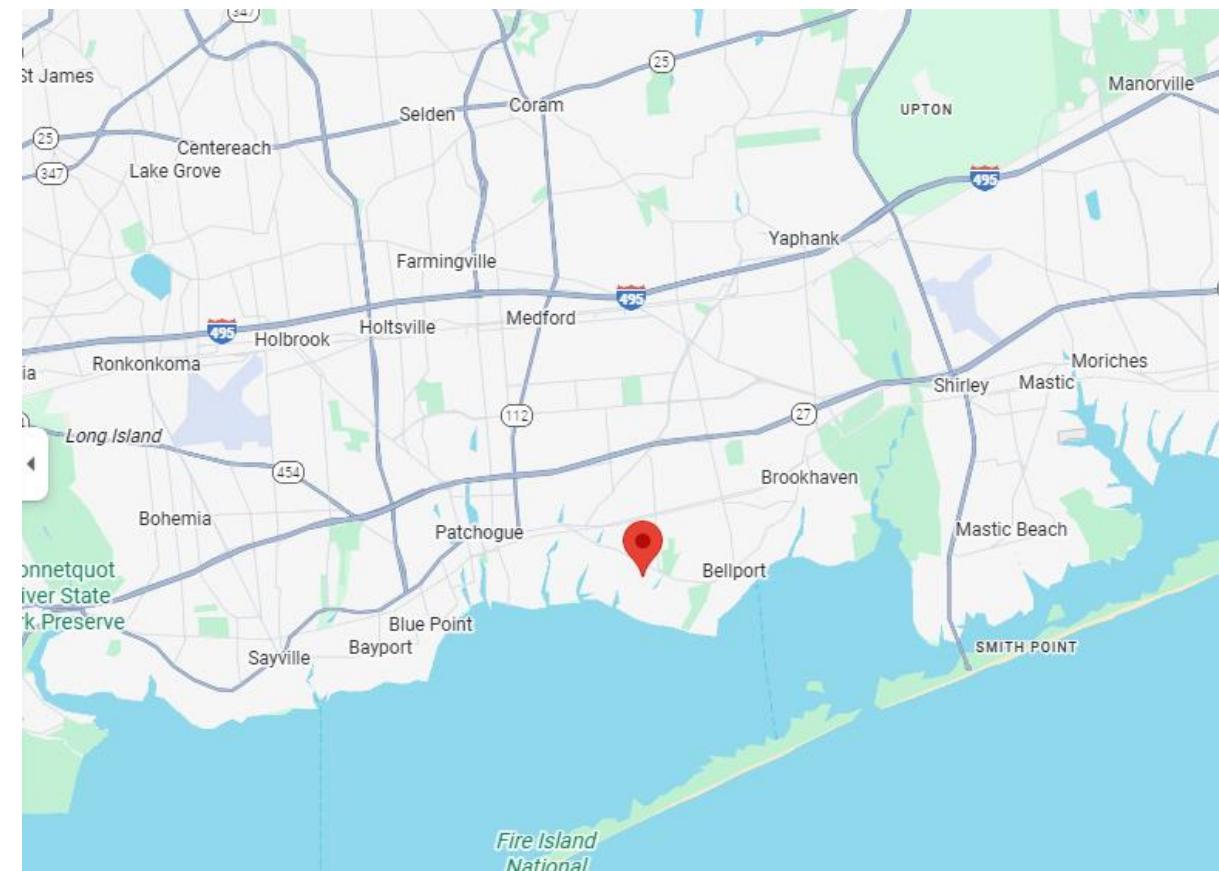
WORKLETTER: Negotiable

RENTAL RATE: Upon Request

OCCUPANCY: Immediate

Location Advantages:

- Convenient access to **Sunrise Highway and Long Island Expressway**
- Serves the **Suffolk County** market with reach to Port Jefferson, Brookhaven, and beyond
- Strong local labor pool for light industrial and agricultural operations





**Brown
Harris
Stevens** **Bold
Honest
Smart**



**Brown
Harris
Stevens** **Bold
Honest
Smart**



**Brown
Harris
Stevens** **Bold
Honest
Smart**