

OFFERING MEMORANDUM | FOR SALE

3.28 ACRE DEVELOPMENT OPPORTUNITY

ZONED L1 INDUSTRIAL

Frowein Road, East Moriches, New York



Exclusively represented by:

Jason Merrell | Commercial Associate

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EXECUTIVE SUMMARY

Frowein Road, East Moriches, New York

Sale Price: \$ 2,500,000

SCTM NO: 200 - 794 - 03 - 8.5 & 8.10

Total Lot Size: 3.28 Acres

Outdoor Storage Preliminary Approved Size: 2.17 Acres

Potential Bldg. Size: Up to 40,000 SF

Zoning: L1 (Light Industrial)

Township: Brookhaven

County: Suffolk

Rare Opportunity to Purchase a 3.28 Acre Development site with a preliminary approved site plan to build an 8,000 SF Warehouse with outdoor storage on rear lot. Conveniently located on Frowein Road in East Moriches, this level site offers a multitude of possibilities for a variety of businesses. 109 + Feet of Frontage makes the property highly visible from the main roadway and with a depth of nearly 650 feet, this location is ideal for any light industrial use. Located near major thoroughfares and just minutes to major retailers and local businesses.

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AERIAL VIEW OF PROPERTY



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SITE PLAN

TOWN OF BROOKHAVEN STANDARDS

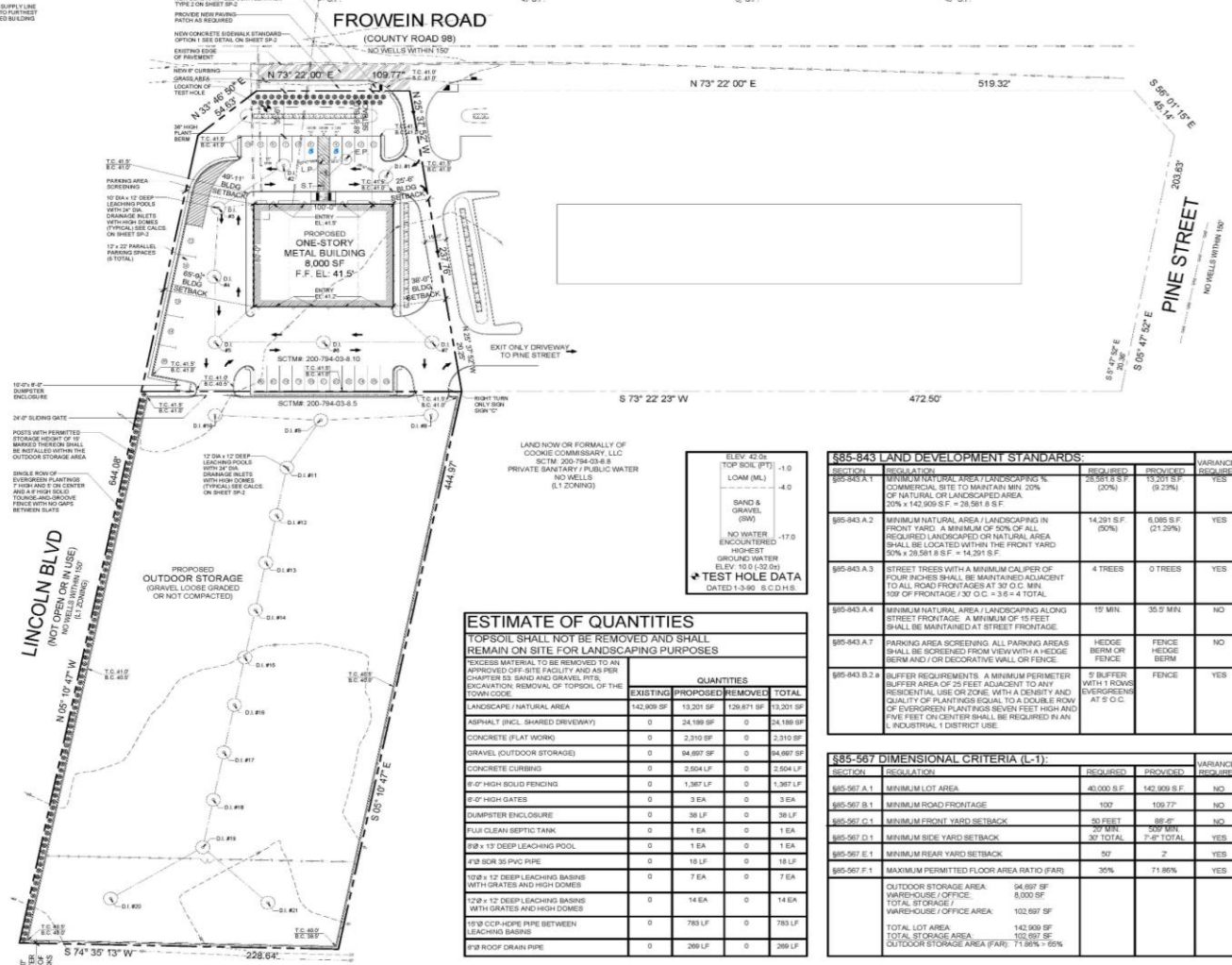
- 1) ALL CONCRETE CURBING, SIDEWALKS, AND DRAINAGE STRUCTURES SHALL CONFORM TO PLANNING BOARD STANDARD DETAIL AND SPECIFICATION.
- 2) TOWN OF BROOKHAVEN ENGINEERING INSPECTOR IN THE DEPARTMENT OF PLANNING, ENVIRONMENT AND LAND MANAGEMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION AT 631-461-6400 BETWEEN THE HOURS OF 9:00AM - 4:30 PM MON THROUGH-FRI.
- 3) LOCATION AND GRADES FOR CURBS AND WALKS TO BE VERIFIED WITH THE TOWN OF BROOKHAVEN HIGHWAY DEPARTMENT, SCDPW OR NYSDOT PRIOR TO CONSTRUCTION.
- 4) ALL TRAFFIC CONTROL DEVICES, I.E. SIGNALS, SIGNS, AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF BROOKHAVEN, DIVISION OF TRAFFIC SAFETY.
- 5) THE CONTRACTORS PERFORMING ANY AND ALL TRAFFIC CONTROL DEVICES LAYOUT AND INSTALLATION WORK SHALL NOTIFY THE TOWN OF BROOKHAVEN DIVISION OF TRAFFIC SAFETY, 48 HOURS IN ADVANCE OF BEGINNING SUCH WORK ALONG A TOWN ROAD.
- 6) ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC SUFFOLK COUNTY SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLAN.
- 7) STOP LINE SIGHT DISTANCE SHALL BE MAINTAINED AT ALL INTERSECTIONS IN ACCORDANCE WITH ASHTO REQUIREMENTS.
- 8) PLEASE CONTACT THE DIVISION OF ENGINEERING AT 631-451-6400 TO SCHEDULE A PRE-CONSTRUCTION MEETING 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION ACTIVITIES.

PARKING CALCULATIONS	
REQUIREMENTS	CALCULATIONS
OUTDOOR STORAGE	1 CAR / 20,000 S.F.
WAREHOUSE	1 CAR / 400 S.F.
TOTAL PARKING SPACES REQUIRED	25 CARS
TOTAL PARKING SPACES PROVIDED	26 CARS
TOTAL ACCESSIBLE PARKING SPACES REQUIRED	4 PER 100 SPACES
TOTAL ACCESSIBLE PARKING SPACES PROVIDED	1 (VANS) SPACE
NUMBER OF LOADING SPACES REQUIRED	1 LOADING SPACE
NUMBER OF LOADING SPACES PROVIDED	1 AS PER SECTION 885-351.B

885-564 PLANNING BOARD SPECIAL PERMIT OUTDOOR STORAGE CRITERIA:

- | (1) MINIMUM LOT SIZE | REQUIRED | PROVIDED | VARIANCE |
|----------------------|-----------|----------|----------|
| 8,000 SF | 12,500 SF | | NO |
- 2) LIST OF STORED MATERIALS TO BE PROVIDED
 - 3) RESIDENTIAL BUFFER 100 FEET 2 FEET YES
 - 4) INDUSTRIAL BUFFER 25 FEET 2 FEET YES
 - 5) OUTDOOR STORAGE AREA NOT TO EXCEED 65% OF THE LOT AREA 65% 66.3% YES
 - 6) MAX HEIGHT OF OUTDOOR STORAGE 15 FEET 15 FEET NO
 - 7) STORAGE OF COMPOST, MANURE, SAND, CONCRETE, AGGREGATE, JUNK CARS, AUTO PARTS, TIRES, CHEMICALS, FERTILIZERS AND LIES PERMITTED EXCLUSIVELY IN AN L INDUSTRIAL 2 ZONE SHALL NOT BE PERMITTED.
 - 8) ALL OUTDOOR STORAGE SHALL COMPLY WITH DIMENSIONAL REGULATIONS OF THIS ARTICLE.
 - 9) NO OUTDOOR STORAGE PERMITTED WITHIN 150 FEET OF FRESHWATER OR TIDAL WETLANDS.
 - 10) THERE SHALL BE NO OUTDOOR STORAGE PERMITTED WITHIN A DESIGNATED HISTORIC OR HISTORIC TRANSITION DISTRICT.
 - 11) ALL OUTDOOR STORAGE SHALL BE SCREENED FROM ADJOINING PROPERTY LINES AND ADJOINING ROADWAYS WITH A DOUBLE ROW OF EVERGREEN PLANTINGS SEVEN FEET HIGH AND FIVE FEET ON CENTER AND A SOLID TONGUE AND GROOVE FENCE WITH NOW GAPE BETWEEN SLATS OR HIGHER QUALITY BARRIER, SPECIFIC SPECIES OF PLANTINGS AND FENCE MATERIALS SHALL BE DETERMINED BY THE PLANNING BOARD.
 - 12) THE POTENTIAL FOR GENERATION OF FUGITIVE DUST SHALL BE MITIGATED AS DETERMINED BY THE PLANNING BOARD.

SITE DATA:	
SITE PLAN NAME	
AREA OF SITE	142,909 SF / 3.28 ACRES
SCM NO.	200-794-03-8.5 & 8.10
ZONING	L INDUSTRIAL 1
DATUM	U.S. G.S.
INTENDED USE	8,000 SF ONE STORY BUILDING (NON-MEDICAL OFFICE & WAREHOUSE)
PROPOSED OUTDOOR STORAGE AREA	84,597 SF
PROPOSED OUTDOOR LIGHTING	NO LIGHTING PROPOSED IN OUTDOOR STORAGE AREA.
TOWN	BROOKHAVEN
HAULET	EAST MORCHES
COUNTY	SUFFOLK
SCHOOL DISTRICT	EAST MORCHES UFSD- No. 34
WATER DISTRICT	SUFFOLK COUNTY WATER AUTHORITY
FIRE DISTRICT	EAST MORCHES
POST OFFICE	EAST MORCHES



ESTIMATE OF QUANTITIES

TOPSOIL SHALL NOT BE REMOVED AND SHALL REMAIN ON SITE FOR LANDSCAPING PURPOSES

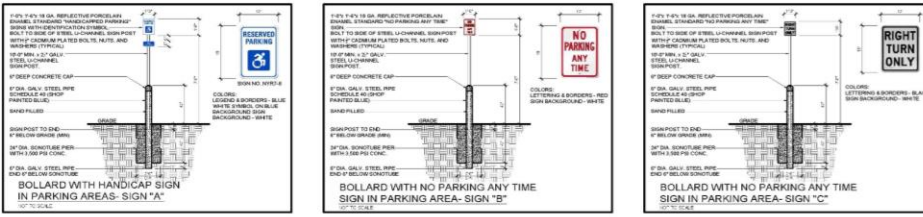
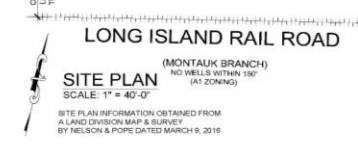
LANDSCAPE / NATURAL AREA	QUANTITIES			
	EXISTING	PROPOSED	REMOVED	TOTAL
ASPHALT (INCL. SHARED DRIVEWAY)	0	24,189 SF	0	24,189 SF
CONCRETE (PLAT WORK)	0	2,310 SF	0	2,310 SF
GRAVEL (OUTDOOR STORAGE)	0	84,597 SF	0	84,597 SF
CONCRETE CURBING	0	2,504 LF	0	2,504 LF
6" HIGH SOLID FENCING	0	1,387 LF	0	1,387 LF
6" HIGH GATES	0	3 EA	0	3 EA
DUMPSTER ENCLOSURE	0	38 LF	0	38 LF
FLUOR CLEAN SEPTIC TANK	0	1 EA	0	1 EA
18" x 12" DEEP LEACHING POOL	0	1 EA	0	1 EA
4" BORE 36 PVC PIPE	0	18 LF	0	18 LF
10" x 12" DEEP LEACHING BASINS WITH GRATES AND HIGH DORIES	0	7 EA	0	7 EA
12" x 12" DEEP LEACHING BASINS WITH GRATES AND HIGH DORIES	0	14 EA	0	14 EA
18" CP-HDPE PIPE BETWEEN LEACHING BASINS	0	783 LF	0	783 LF
18" ROOF DRAIN PIPE	0	289 LF	0	289 LF

885-843 LAND DEVELOPMENT STANDARDS:

SECTION	REGULATION	REQUIRED	PROVIDED	VARIANCE (REQUIRED)
885-843.1	MINIMUM NATURAL AREA / LANDSCAPED % OF NATURAL OR LANDSCAPED AREA	25.36% (20%)	13.21% (9.23%)	YES
885-843.2	MINIMUM NATURAL AREA / LANDSCAPING IN FRONT YARD	14,291 S.F. (50%)	6,089 S.F. (21.25%)	YES
885-843.3	STREET TREES WITH A MINIMUM CALIPER OF FOUR INCHES SHALL BE MAINTAINED ADJACENT TO ALL ROAD FRONTAGES AT 30' O.C. MIN. TOP OF FRONTAGE / 30' O.C. TOTAL	4 TREES	0 TREES	YES
885-843.4	MINIMUM NATURAL AREA / LANDSCAPING ALONG STREET FRONTAGE	10' MIN.	30' MIN.	NO
885-843.7	PARKING AREA SCREENING	HEDGE BERM OR FENCE	FENCE	NO
885-843.2.4	BUFFER REQUIREMENTS	5' BUFFER WITH 1 ROWS EVERGREENS AT 5' O.C.	FENCE	YES

885-567 DIMENSIONAL CRITERIA (L-1):

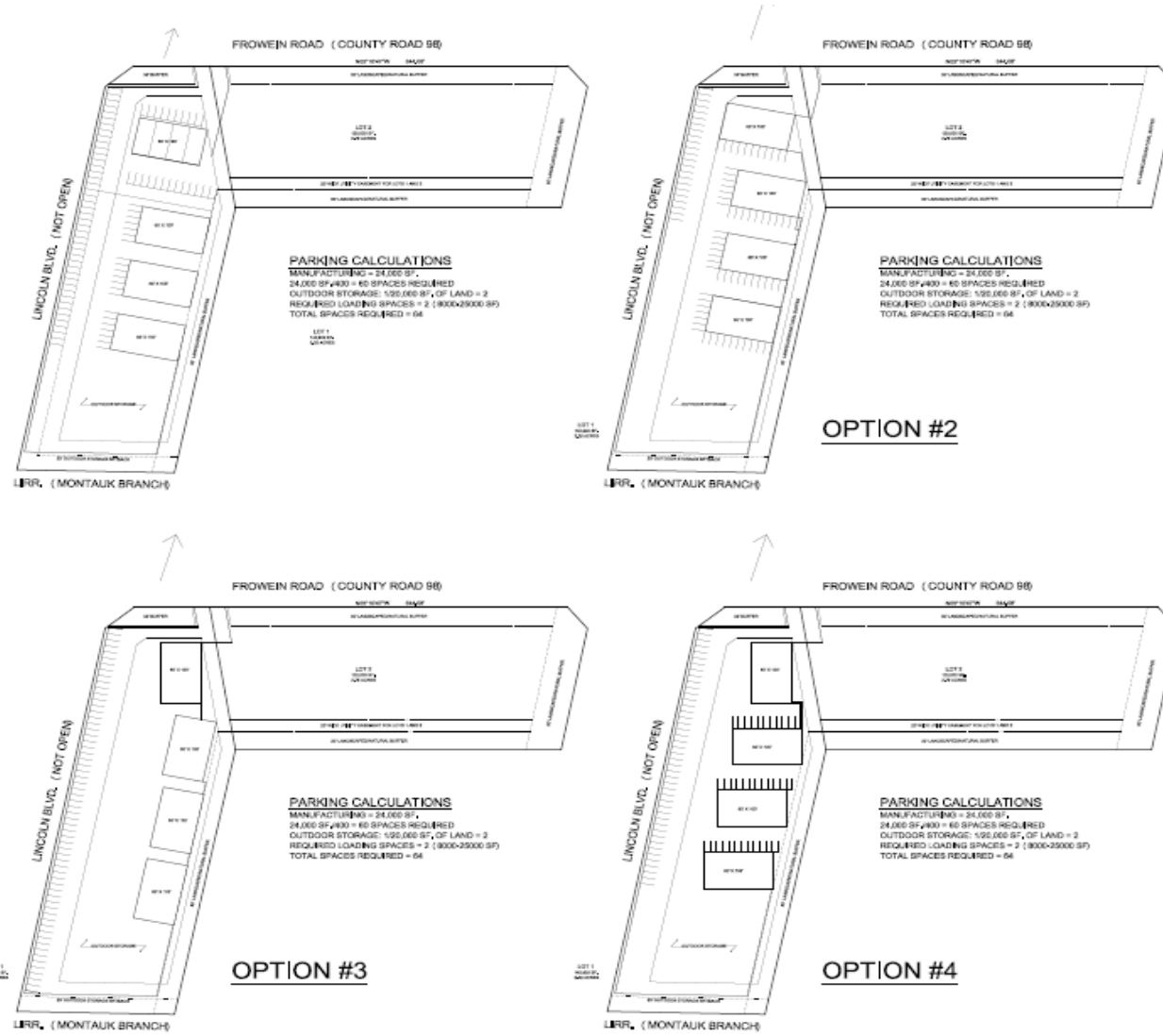
SECTION	REGULATION	REQUIRED	PROVIDED	VARIANCE (REQUIRED)
885-567.1	MINIMUM LOT AREA	40,000 S.F.	142,909 S.F.	NO
885-567.1	MINIMUM ROAD FRONTAGE	100'	109.77'	NO
885-567.1	MINIMUM FRONT YARD SETBACK	30 FEET	89.5'	NO
885-567.1	MINIMUM SIDE YARD SETBACK	30' TOTAL	200' TOTAL	NO
885-567.1	MINIMUM REAR YARD SETBACK	30'	2'	YES
885-567.1	MAXIMUM PERMITTED FLOOR AREA RATIO (FAR)	30%	71.96%	YES



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POTENTIAL LAYOUTS

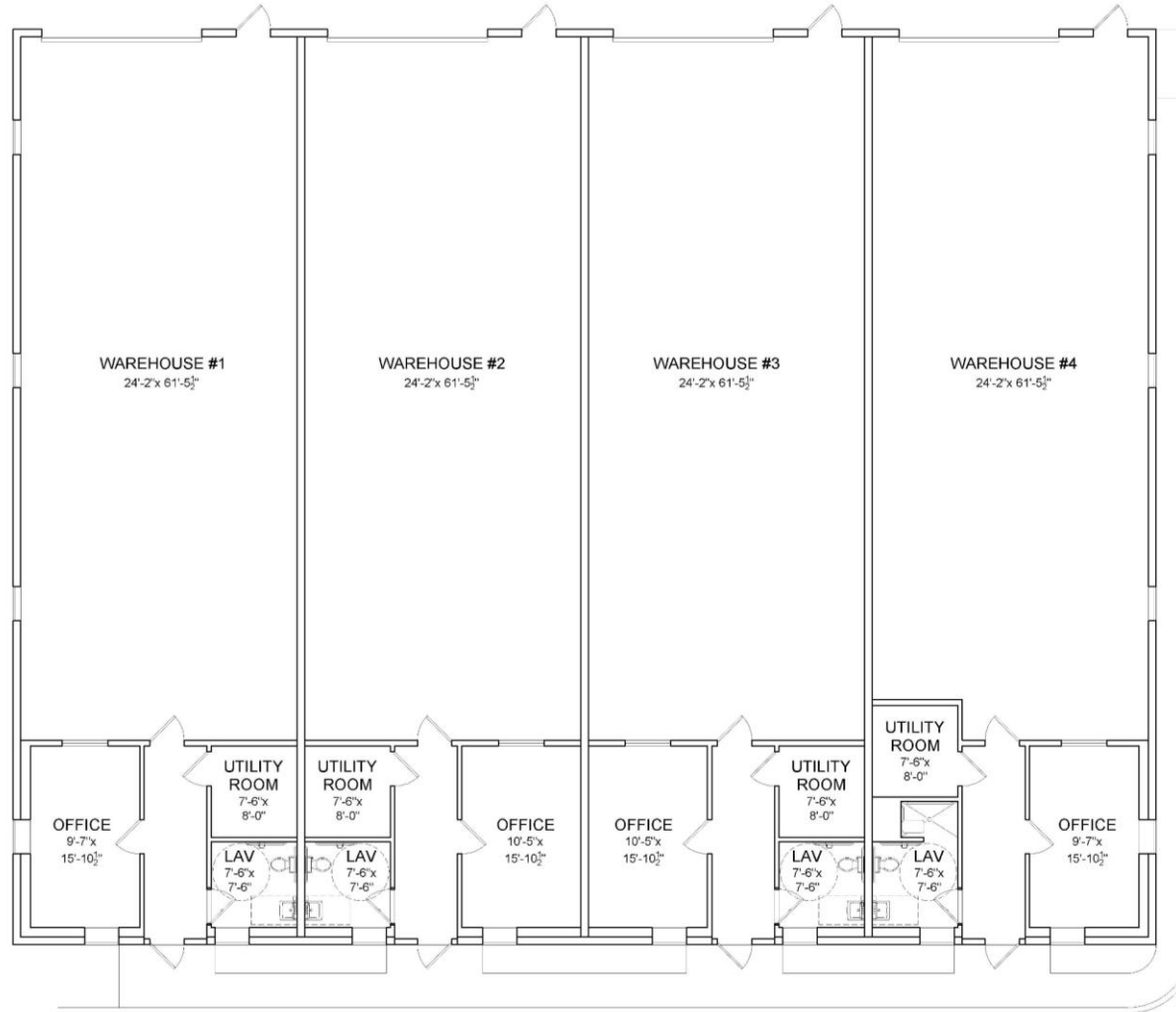


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POTENTIAL FLOOR PLAN



FLOOR PLAN
SCALE: 3/16"=1'-0"

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PROPOSED ELEVATIONS



Proposed Front Elevation



Proposed Rear Elevation



Proposed Right Side Elevation



Proposed Left Side Elevation

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