

# 86 INDUSTRIAL ROAD

WAINSCOTT, NEW YORK



±43,757 SF MODERN INDUSTRIAL WAREHOUSE FACILITY  
AVAILABLE FOR SUBLEASE

# PROPERTY OVERVIEW



**AVAILABLE SF**  
43,757 SF



**YEAR BUILT**  
2020



**OFFICE**  
1,312 SF



**CLEAR HEIGHT**  
28'



**LOADING**  
3 Drive-ins (20' x 20')



**ADDITIONAL FEATURES**  
Rapid Speed Doors  
Radiant Heat Curtain Doors  
LED Lighting



**POWER**  
1,200 Amps



**SPRINKLER SYSTEM**  
ESFR



**ACREAGE**  
2.52 acres



**SUBLEASE TERM**  
3/31/2032



**ASKING RENT**  
Upon Request

# HIGH BARRIER TO ENTRY LOCATION

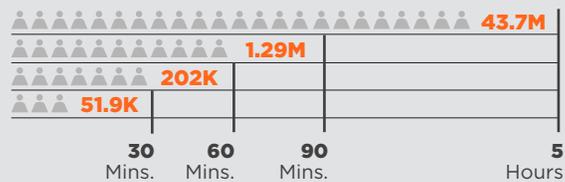
DENSE, AFFLUENT CONSUMER BASE



## RARE EAST END OPPORTUNITY

- 15,091 Residents Within A 5-Mile Radius And An AHHI Of \$173,728
- Direct on/off access to Montauk Highway
- Minutes from the East Hampton and East Hampton Airport
- Eastern Suffolk location, easily accessible to Hamtoons, Quogue, Riverhead, and the North Fork

### Drive Time Populations

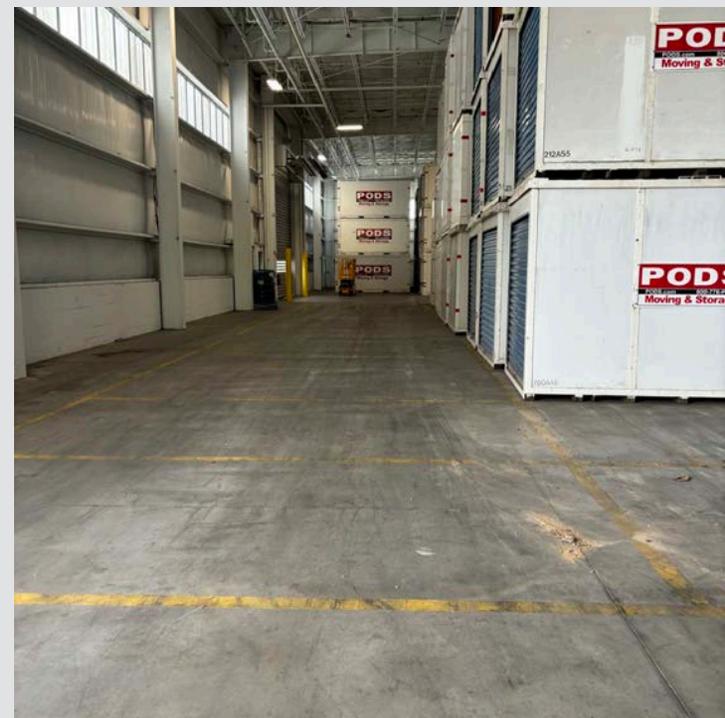


### High Income & Affluent Consumer Base

<b>\$173,728</b>	<b>92.57</b>	<b>7,653</b>
Average household income	Population density per sq. mi.	Consumers in a 5 mile radius

### Drive Time Distances

Sag Harbor	3.57 Miles
East Hampton	4.6 Miles
Watermill	5.5 Miles
Amaganset	5.9 Miles
South Hampton	8.5 Miles
Hampton Bays	14.8 Miles
Montauk	16.8 Miles
Quogue	20.6 Miles
Riverhead	21.3 Miles
Calverton	25.4 Miles



# MODERN INDUSTRIAL WAREHOUSE FACILITY AVAILABLE FOR SUBLEASE

86 INDUSTRIAL ROAD  
WAINSCOTT, NY

FOR MORE INFORMATION,  
**CONTACT:**

**FRANK FRIZALONE, SIOR**

+1 631 425 1242

Frank.Frizalone@cushwake.com

**NICHOLAS GALLIPOLI**

+1 631 425 1217

NickG@cushwake.com

**THOMAS DELUCA**

+1 631 425 1237

Thomas.Deluca@cushwake.com

**JOHN GIANNUZZI**

+1 631 425 1228

John.Giannuzzi@cushwake.com

**AUSTIN FITZPATRICK**

+1 631 655 2789

Austin.Fitzpatrick@cushwake.com

**DAVID FRATTAROLI**

+1 516 859 6396

David.Frattaroli@cushwake.com

