

FOR SALE / LEASE / BUILD-TO-SUIT



1001 SCOTT AVENUE CALVERTON, NY

10 Acre Industrial Project: ± 70,445 Building SF Available | Permitted Outdoor Storage

Easily Divisible Class A Warehouse Space - Outdoor Storage Optionality

Stock Image - Not Actual Rendering



Better never settles

THE OFFERING

Cushman & Wakefield has been retained exclusively to market for sale / lease, **1001 Scott Avenue, Calverton**. The proposed project is a Class A ± 70,445 SF industrial warehouse positioned on a 10-acre parcel, enhanced by permitted outdoor storage. The site benefits from proximity to several local highways (I-495, NY-27, NY-25) offering direct access to the East End / Hamptons markets as well as convenient access to NYC,

The project is in the final stages of the approval process with preliminary site plan approval expected in mid-August. In January of 2024, the Riverhead Town Board passed legislation limiting industrial development in Calverton. The moratorium suspended the processing of applications for projects located in the industrial zoning use outside the Calverton Enterprise Park. The 1001 Scott Avenue project is exempt from and unaffected by the moratorium.

For more information, please reach out directly to the exclusive brokers.

Stock Image - Not Actual Rendering

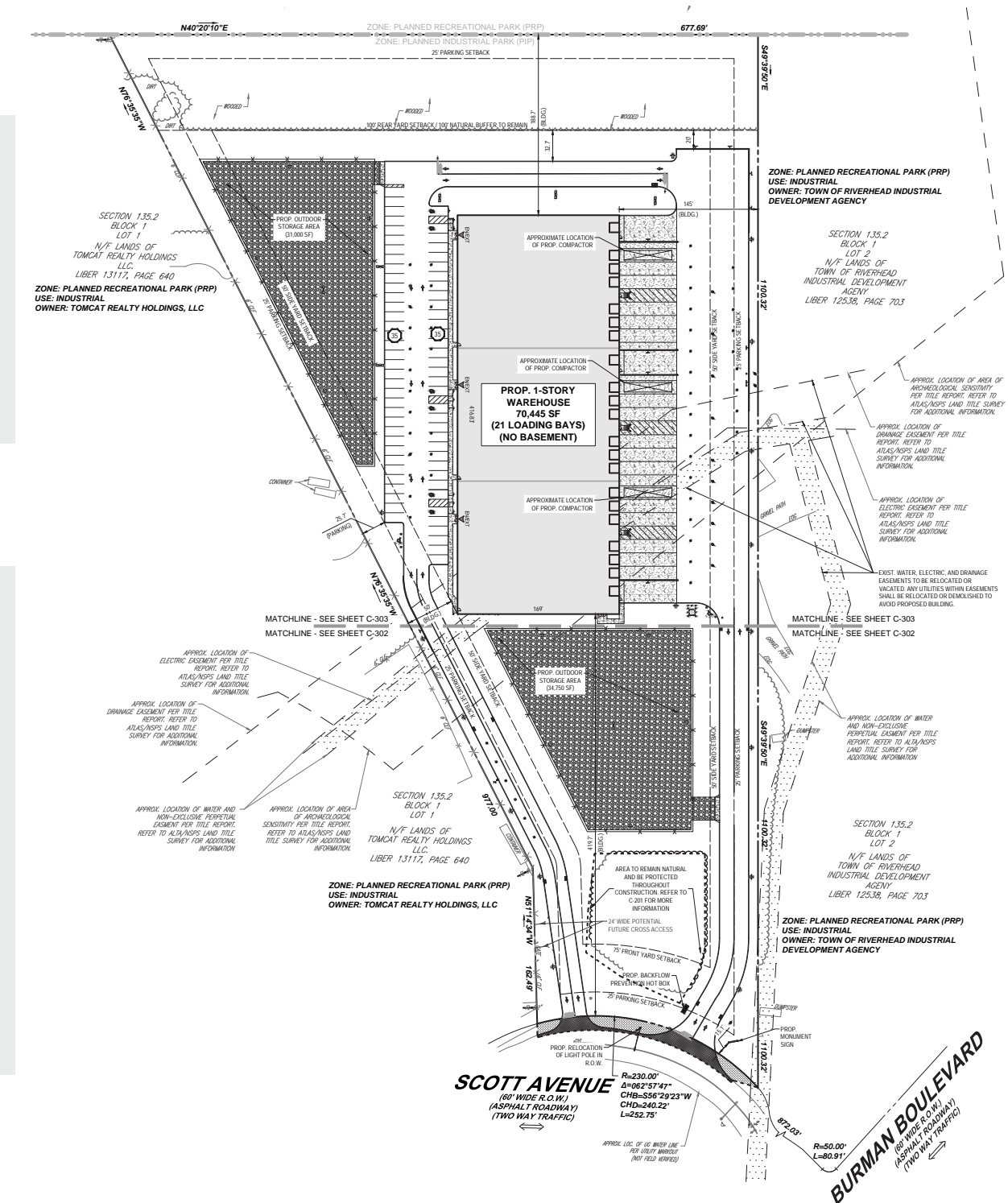


PROJECT INFORMATION

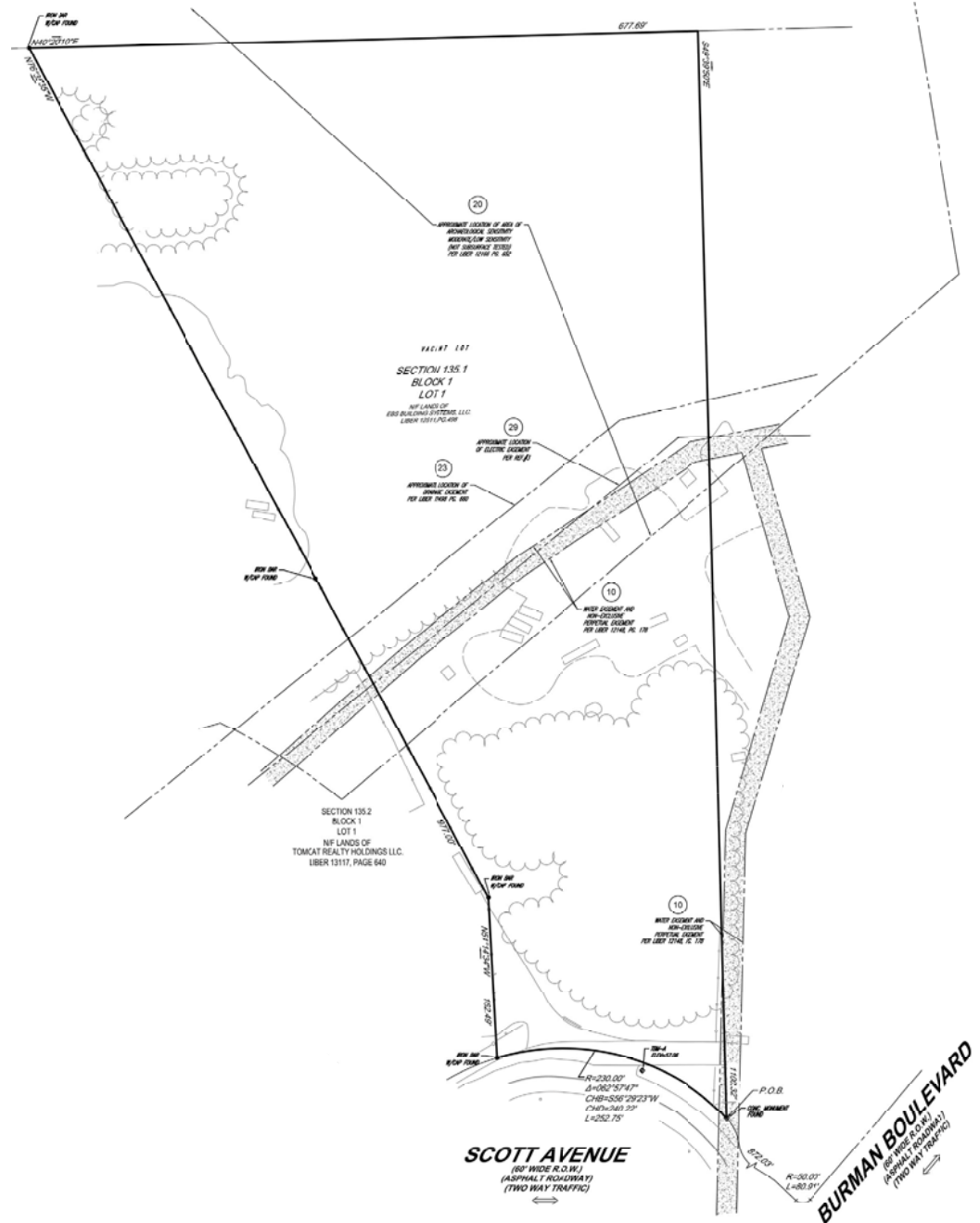
Land Size:	± 10.07 Acres
Total Warehouse SF:	± 70,445 SF
Outdoor Storage SF:	± 65,750 SF
Zoning:	Planned Industrial Park
Sewer:	Calverton Sewer District
Water:	Town of Riverhead

CONCEPTUAL SITE PLAN

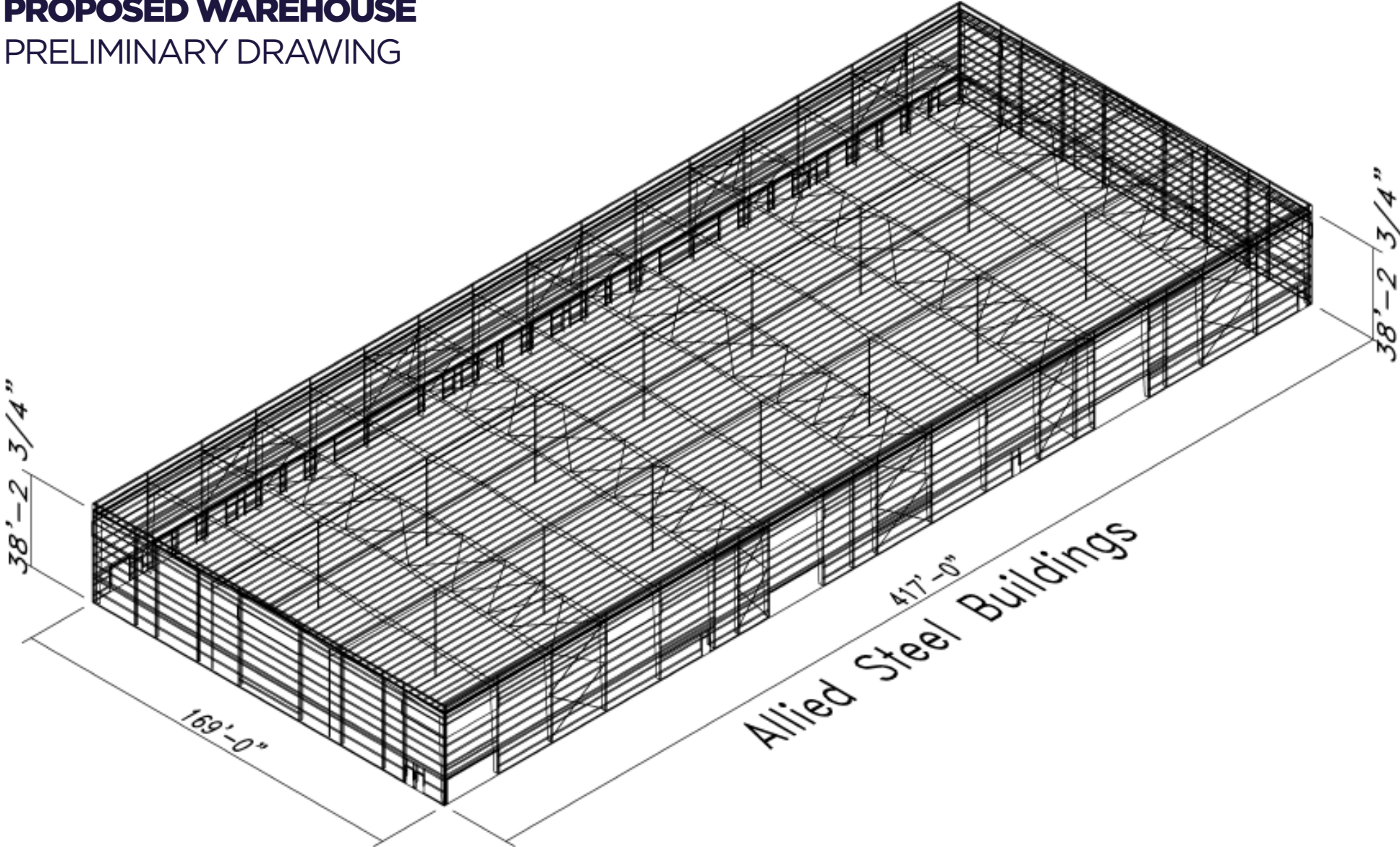
Building SF:	± 70,445 SF
Building Dimensions:	169' x 417'
Office SF:	Build-to-Suit
Clearance Height:	38'
Column Spacing:	52' x 50'
Loading Bays:	21
Drive-In Doors:	Build-to-Suit
Auto Parking:	70 (Includes 6 ADA Stalls)



SURVEY



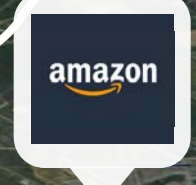
**PROPOSED WAREHOUSE
PRELIMINARY DRAWING**



DIRECT ACCESS TO LONG ISLAND'S AFFLUENT EAST END / HAMPTONS MARKET



495 90 Minute Drive to Manhattan



LOCAL DEMOGRAPHICS

32,323
2023 POPULATION (5-MI)



\$143,098
2023 AVG. HOUSEHOLD INCOME



37%
% BACHELORS DEGREE OR HIGHER

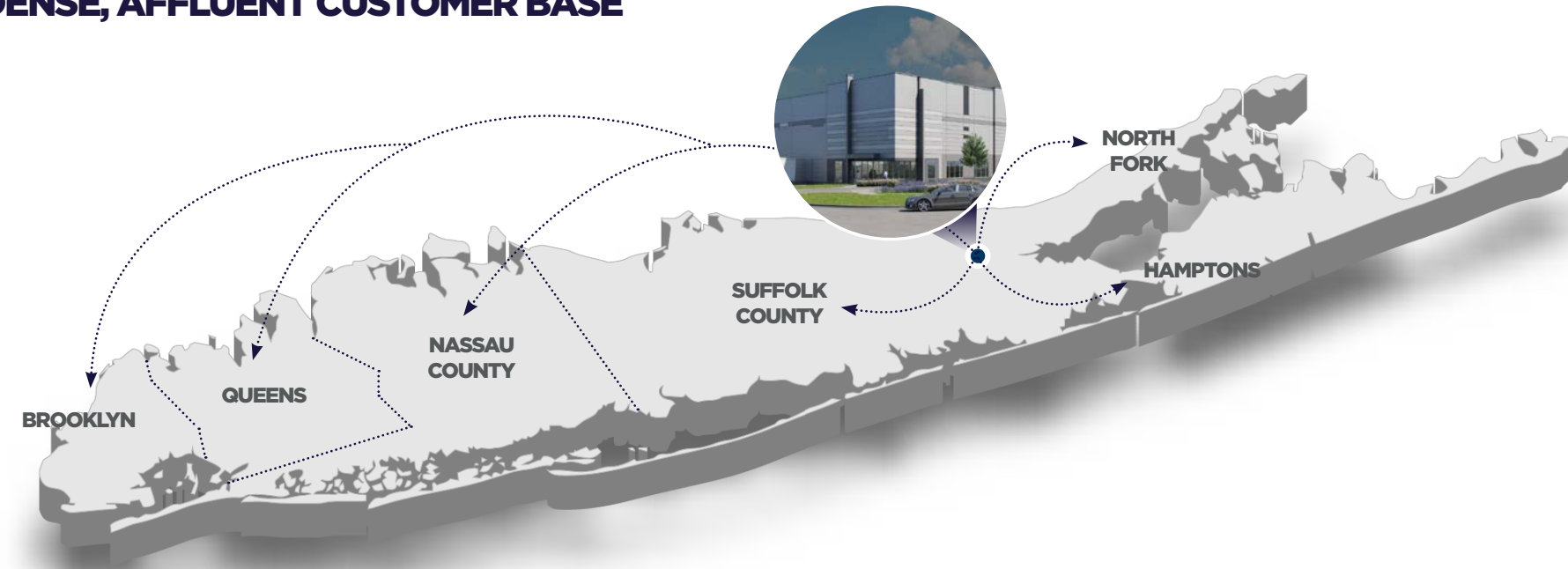


ACCESS
LONG ISLAND EXPRESSWAY (I-495), SUNRISE HIGHWAY, NY-25, LIRR FROM MANHATTAN



LAST TOUCH LOCATION

DENSE, AFFLUENT CUSTOMER BASE



7.8 MILLION CONSUMERS WITHIN BROOKLYN, QUEENS, NASSAU & SUFFOLK COUNTIES

\$146.092

AVERAGE HOUSEHOLD
INCOME
(SUFFOLK COUNTY)

**STRONG
LABOR &
EMPLOYEE
MIX**

64%

WHITE COLLAR
EMPLOYEES
(SUFFOLK COUNTY)

RECENT C&W CLASS-A INDUSTRIAL DEVELOPMENT SUCCESS



EXPRESSWAY INDUSTRIAL PARK

1 CA PLAZA, ISLANDIA

Client: Onyx

- 985,000 SF Total
- Modern Warehouse Logistics Park
- Phase 1 Under Construction
- Delivery Q3 2025



VENTURE PARK ISP

2100 SMITHTOWN AVENUE, RONKONKOMA

Client: VentureOne

- 121,270 SF Industrial Logistics Center
- 10-Year Pilot Tax Abatement
- 2.5 Acres of Excess Van / Truck Parking
- Fully Approved & Delivered



GARDEN CITY LOGISTICS CENTER

107 CHARLES LINDBERGH BLVD, GARDEN CITY

Client: Brookfield Properties

- 102,091 SF Industrial Facility
- Premier Nassau County Location
- Proximity to JFK Airport
- Fully Approved & Delivered

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