

\$875,000

INDUSTRIAL PROPERTY FOR SALE

1359 Pulaski St

RIVERHEAD, NY

- ✓ *Zoned Industrial C*
- ✓ *2.4 Acres (105,800sf)*
- ✓ *300' frontage*
- ✓ *Central Location – minutes to LIE*

Development Opportunity

Exclusive Broker

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA

RE
RON EPSTEIN



INDUSTRIAL PROPERTY FOR SALE

1359 Pulaski St

RIVERHEAD, NY

CONTENTS

Link to sections within this offering memorandum



INVESTMENT
SUMMARY



MARKET



LOCATION



ZONING



SURVEY



PHOTOS



CONTACT



DISCLAIMER

Exclusive Broker

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA

RE
RON EPSTEIN



CONFIDENTIALITY

Realty Connect USA and/or Ron Epstein, (collectively and individually "the Agent"): All the information contained in and throughout this report and any related attachments, amendments and supplements (collectively hereinafter, the "Document") is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the Agent and should not be made available to any other person or entity without the written consent of the Agent. This Document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

DISCLAIMER

The information contained herein is not a substitute for a thorough due diligence investigation. Nothing contained anywhere in the Document constitutes investment, legal or tax advice. The information contained in the Document is based upon information considered by the Agent to be reliable; however, no representations or warranties are offered or implied about its authenticity, accuracy or completeness or the data or the assumptions, calculations, estimates, projections, valuations, conclusions, interpretation or application thereof for any purposes whatsoever. By reviewing the Document, you agree that you do so at your own discretion and Agent is not liable in any way and without limitation, directly or indirectly, for any errors or omissions, nor for any loss or damage arising from the use, misuse, inability to use or understand, or for the reliance upon any information contained in the Document. Investment in the properties or other investments referred to in the Document carries a high degree of risk, including loss of principal and should not constitute the sole or main investment of any investment portfolio. Past performance is no guarantee of future results. The value of any investment can decrease or increase and may be affected by a wide array of market conditions, such as fluctuations in interest rates, perceived market values and valuations, property yields and other factors.

The Agent has not verified, and will not verify, any of the information contained herein, nor has the Agent conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Agent is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo, name, or link to any website or other internet location is not intended to indicate or imply affiliation with, sponsorship or endorsement of or by the Agent, or by said company or website, their affiliates or subsidiaries, or any product, service, or listing of the Agent, and is solely included for the purpose of providing information about this listing to prospective customers.

NEW YORK STATE HOUSING AND ANTI-DISCRIMINATION DISCLOSURE FORM

Real Estate brokers and real estate salespersons are required by New York State law to provide you with this Disclosure. Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status. Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by "steering" which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by "blockbusting" which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division's offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State's website
- https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department's office in person, or contact one of the Department's offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.

For more information on Fair Housing Act rights and responsibilities please visit <https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

Exclusive Broker



RC COMMERCIAL PARTNERS

Powered by RealtyConnectUSA

INDUSTRIAL PROPERTY FOR SALE

1359 Pulaski St

RIVERHEAD, NY



Exclusive Broker

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA

RE
RON EPSTEIN

THE PRICE

- ✓ 875,000

THE PROPERTY

- ✓ 2.43ac (105,851sf) level property
- ✓ 300' of frontage on Pulaski St
- ✓ Adjoining Riverhead **Sewer District 5**
- ✓ **Zoned Industrial C** – allows myriad commercial, industrial & industrial-retail uses, wholesale, indoor commercial agriculture, manufacturing, warehouse, and recreational uses

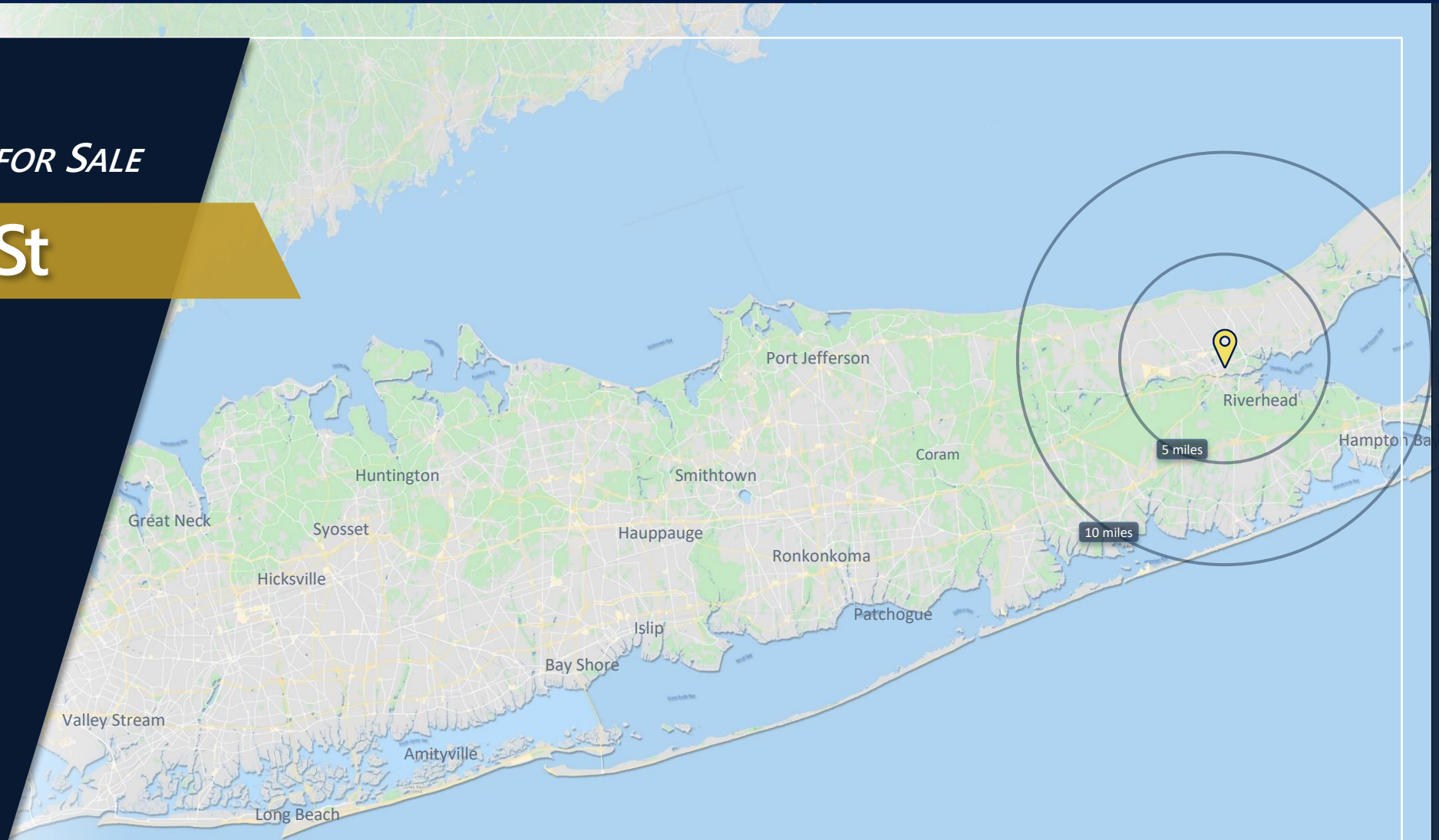
THE LOCATION

- ✓ In the middle of active Riverhead commercial district
- ✓ 4 Minutes to Long Island Expressway
- ✓ Between NYS Routes 25 & 58, enroute to all points east: North Fork/Orient Point, wineries; South Fork Hamptons, Montauk

INDUSTRIAL PROPERTY FOR SALE

1359 Pulaski St

RIVERHEAD, NY



LONG ISLAND

Exclusive Broker

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA

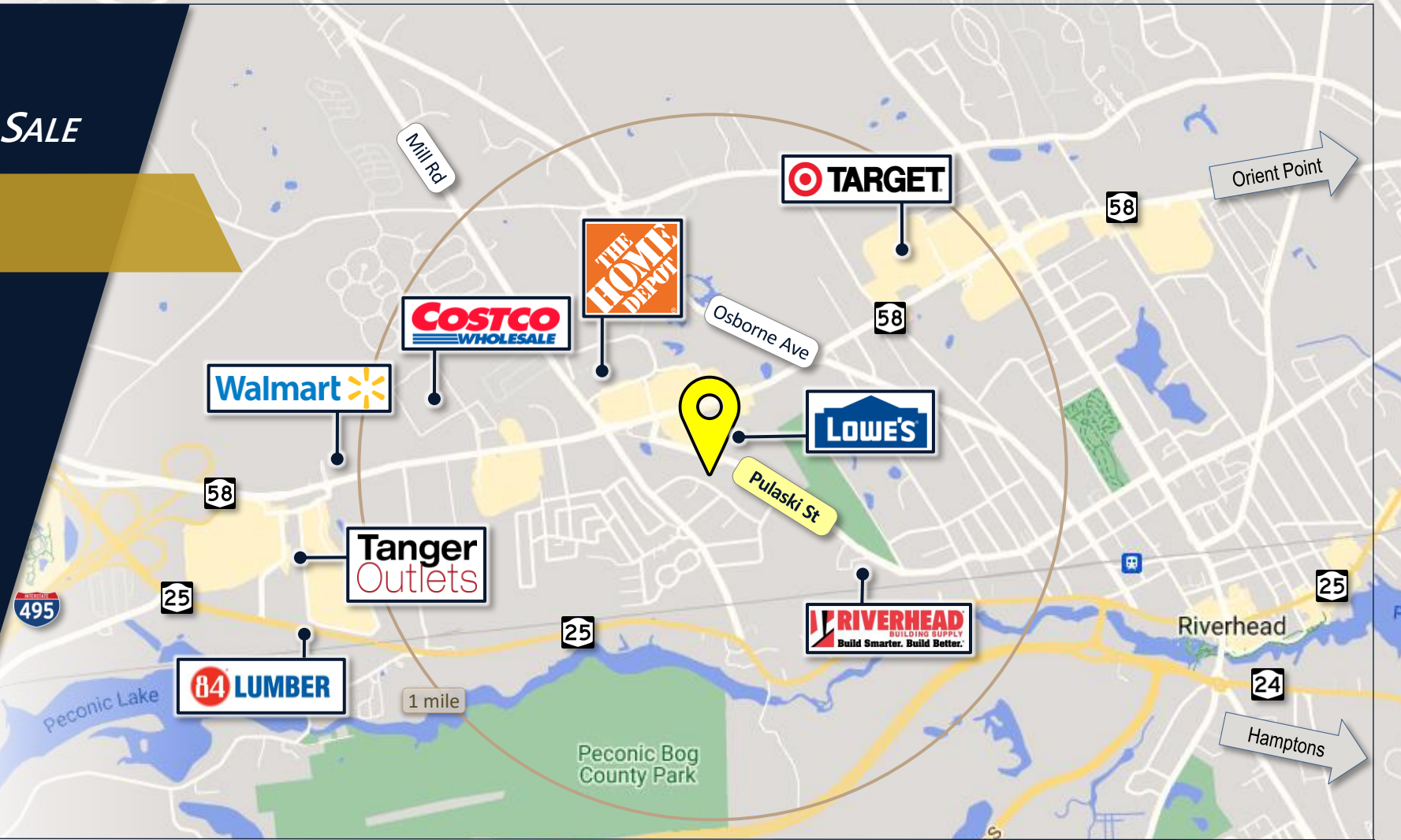
RE
RON EPSTEIN



INDUSTRIAL PROPERTY FOR SALE

1359 Pulaski St

RIVERHEAD, NY



Exclusive Broker

RC COMMERCIAL PARTNERS

Powered by RealtyConnectUSA

Located conveniently between West Main Street & Old Country Road, surrounded by retail services, building & equipment suppliers, auto dealerships, lodging and Downtown Riverhead. 1359 Pulaski is 4 minutes from the Long Island Expressway exits 71 & 72, enroute to Long Island's North and South Forks.



LOCATION

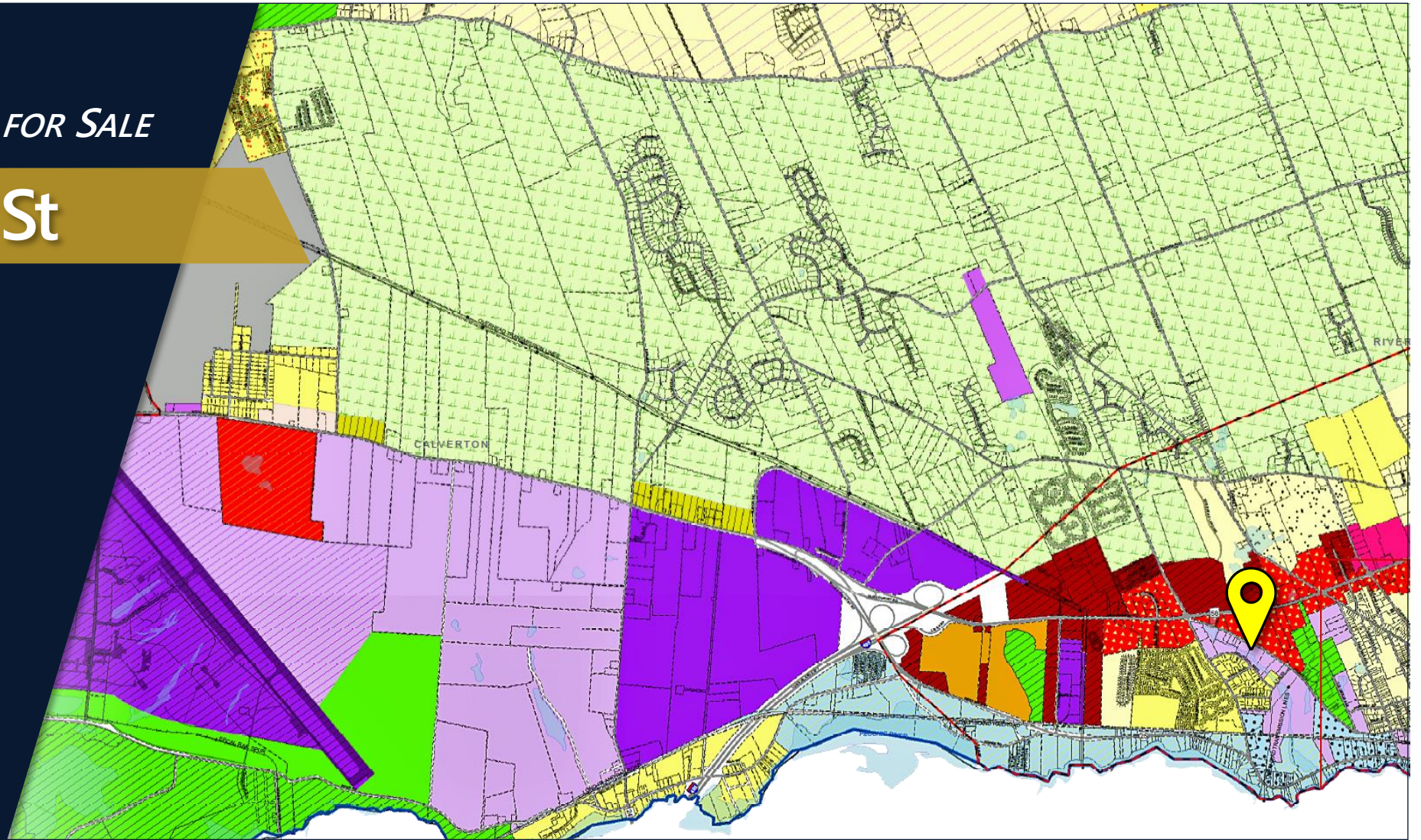
Riverside



INDUSTRIAL PROPERTY FOR SALE

1359 Pulaski St

RIVERHEAD, NY



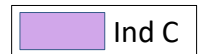
Exclusive Broker

RC COMMERCIAL PARTNERS

Powered by RealtyConnectUSA

RE
RON EPSTEIN

1359 Pulaski Rd offers a rare combination of a “manageable” size and being zoned Industrial C - a very flexible zoning designation. As you can see, the number of Ind C properties is limited, and the vast majority are large acreage tracts or are already developed. That “Greenhouses” is specifically enumerated suggests that indoor/hydroponic businesses with a retail component is encouraged



ZONING



DEVELOPMENT REGULATIONS

Zoning Use District	Minimum Lot Area (square feet)	Minimum Lot Width at Front Street (feet)	Building Lot Coverage (Footprint)				Maximum Height of Buildings (feet)	Floor Area Ratio (FAR)			Front Yard Depth (feet)	Side Yards, Interior Lots		Side Yards, Corner Lots		Rear Yard Depth (feet)
			Maximum Without Sewer	Maximum With Sewer	Maximum With Transfer of Development Rights	Maximum Impervious Surface		Maximum Without Sewer	Maximum With Sewer	Maximum With Transfer of Development Rights		Minimum Depth for Each (feet)	Minimum Combined Depth for 2 Sides (feet)	Minimum Depth Facing Side Street (feet)	Minimum Combined Depth for 2 Sides (feet)	
Downtown Center 1: Main Street (DC-1)	5,000	50	N/A	80% ^(N12)	N/A	100%	60 ^{(N1)(N2)}	N/A	4.00 ^(N13)	N/A	0	0	0	0	0	0
Downtown Center 2: Waterfront (DC-2)	5,000	50	N/A	35%	N/A	50%	35	N/A	1.25	N/A	15	15	30	15	30	100
Downtown Center 3: Office (DC-3)	5,000	50	N/A	50% ^(N12)	N/A	80%	35	N/A	1.50 ^(N13)	N/A	15 ^(N3)	10	20	10	20	25
Downtown Center 4: Office/Residential Transition (DC-4)	5,000	50	N/A	35%	N/A	60%	35	N/A	1.00	N/A	15 ^(N3)	10	20	10	20	25
Downtown Center 5: Residential (DC-5)	5,000	50	N/A	35%	N/A	60%	35	N/A	0.70	N/A	15 ^(N3)	10	20	10	20	25
Hamlet Center (HC)	5,000	50	35%	35%	N/A	60%	35	0.50	0.50	N/A	25	15	30	25	50	25
Village Center (VC)	5,000	50	80%	80%	N/A	100%	35	1.00	1.00	N/A	10	0	0	10	20	25
Business Center (BC)	20,000	100	15%	20%	30%	75%	35 ^(N6)	0.15	0.20	0.30	50 ^(N4)	15	30	25	40	25
Shopping Center (SC)	40,000	200	15%	20%	30%	75%	35	0.15	0.20	0.30	50 ^(N4)	25	50	25	50	50
Destination Retail Center (DRC)	40,000	200	10%	15%	30%	75%	35 ^(N6)	0.10	0.20	0.30	50 ^(N5)	25	50	25	50	50
Commercial/Residential Campus (CRC) ^{(N7),(N8),(N11)}	40,000	200	20%	25%	N/A	60%	35	0.20	0.50	N/A	30	15	30	25	40	50
Riverfront Corridor (RFC)	80,000	200	8%	N/A	N/A	25%	35 ^(N10)	0.15	N/A	N/A	100	30	60	100	130	100
Rural Corridor (RLC)	40,000	200	10%	10%	N/A	25%	35	0.10 ^(N9)	0.10 ^(N9)	N/A	50	25	50	50	100	50
Business (PB)	40,000	50	N/A	30%	N/A	80%	35	N/A	1.50	N/A	50	15	30	50	65	50
Business (CR)	40,000	200	15%	15%	N/A	75%	35	0.20	0.20	N/A	30	25	50	30	60	25
Tourism/Resort Campus (TRC)	80,000	200	8%	N/A	N/A	25%	35 ^(N10)	0.15	N/A	N/A	100	30	60	100	130	100
Industrial A (Ind A)	80,000	200	40%	40%	N/A	70%	30	0.40	0.40	N/A	100	50	100	50	100	75
Industrial C (Ind C)	80,000	300	40%	40%	N/A	60%	30	0.40	0.40	N/A	30	30	60	30	60	50
Manufacturers Outlet Center	120,000	200	10%	20%	30%	75%	35 ^(N6)	0.10	0.20	0.30	50 ^(N5)	25	50	25	50	50
Peconic River Community (PRC)	80,000	200	20%	30%	N/A	40%	34	0.40	0.60	N/A	25	15	30	15	30	50
Planned Industrial Park (PIP) District	See § 301-186															
Planned Recreational Park (PRP) District	See § 301-191C															

please visit www.townofriverheadny.gov for complete list of regulations and other important information related to the development this property

Exclusive Broker

RC COMMERCIAL PARTNERS

Powered by RealtyConnectUSA



RON EPSTEIN

INDUSTRIAL PROPERTY
FOR SALE



1359 Pulaski St
RIVERHEAD, NY

INDUSTRIAL PROPERTY FOR SALE

1359 Pulaski St

RIVERHEAD, NY



PARKING

Offices or dormitories	1 per 2 sleeping rooms
Hospitals	1 per 1 1/2 patient beds
Nursing homes	1 per 3 patient beds
Offices	1 per 150 square feet of floor area
General directors' establishments	1 per 75 square feet of floor area of assembly rooms
Alleys	4 per alley
Auditoriums or any public assembly with fixed seats, including churches, and above elementary levels, colleges and universities	1 per 3 seats
Theaters	1 per 4 seats
Public assembly area without fixed seats	1 per 100 square feet of floor area
Elementary schools	1 per classroom
Office buildings	1 per 200 square feet of floor area
Restaurants	1 per 3 seats
Retirement community	1 1/2 per dwelling unit
Marinas	1 per every 2 boat slips or mooring stations
Retail stores	1 per 250 square feet of floor area
Industrial or manufacturing establishments	1 per each 2 employees, computed on the basis of the greater number of persons to be employed at peak employment, but not less than 1 per 400 square feet of floor area
Any commercial or business use not otherwise expressly provided for	1 per 300 square feet of floor area
Warehouse, etc.	1 per 1,000 square feet of floor area up to 5,000 square feet, and 1 additional space for each additional 10,000 square feet of floor area
Drive-in restaurant, etc.	1 per 300 square feet of lot area devoted to use
Golf driving range	1 per driving tee
Golf course	2 per hole
Professional service buildings	1 per 150 square feet of floor area
Bed-and-breakfast facilities	1 per sleeping room
Professional office in the MRP District	1 per 250 square feet of floor area
Residential uses in the MRP District	1 1/2 per dwelling unit

ZONING

§ 301-121. Purpose and intent.

The intent of the Industrial C (Ind C) Zoning Use District is to allow a mix of light industrial, warehouse development, and office campuses in the area between Enterprise Park and the terminus of the Long Island Expressway. The Ind C Zoning Use District is intended for moderate-sized businesses generally defined as those with less than 40 employees. In addition, the district allows and encourages commercial recreation businesses. The use of generous landscaping and open space buffers is intended to help protect the rural appearance and minimize views of development from the expressway and arterial roads.

§ 301-122. Uses.

In the Ind C Zoning Use District, no building, structure, or premises shall be used or arranged or designed to be used, and no building or structure shall be hereafter erected, reconstructed, or altered, unless otherwise provided in this chapter, except for the following permitted uses or specially permitted uses and their customary accessory uses:

A. Permitted uses:

- (1) Offices.
- (2) Warehouses.
- (3) Greenhouses.
- (4) Wholesale businesses.
- (5) Laboratories, including prototype manufacturing.
- (6) Vocational schools.
- (7) Golf courses.
- (8) Parks and playgrounds.
- (9) Equestrian facilities.
- (10) Commercial sports and recreation facilities.
- (11) Dog and horse training and boarding facilities.
- (12) Manufacturing (indoor). [Added 5-4-2010 by L.L. No. 9-2010]

B. Special permit uses:

- (1) Outdoor theaters (including bandshell, bandstand, amphitheater).
- (2) Sports arena.
- (3) Motor coach terminal. [Added 3-18-2008 by L.L. No. 11-2008]
- (4) Agricultural production upon real property seven acres or greater lying within Scenic River Areas defined pursuant to the Order of the Commissioner of the New York State Department of Environmental Conservation dated September 18, 1990. [Added 10-21-2008 by L.L. No. 39-2008]
- (5) One-family dwelling upon real property of four acres or greater within Scenic River Areas defined pursuant to the Order of the Commissioner of the New York State Department of Environmental Conservation dated September 18, 1990. [Added 10-21-2008 by L.L. No. 39-2008]

Exclusive Broker



*please visit www.townofriverheadny.gov for complete list of regulations and other important information related to the development this property

ZONING, PARKING REGULATIONS

INDUSTRIAL PROPERTY FOR SALE

1359 Pulaski St

RIVERHEAD, NY

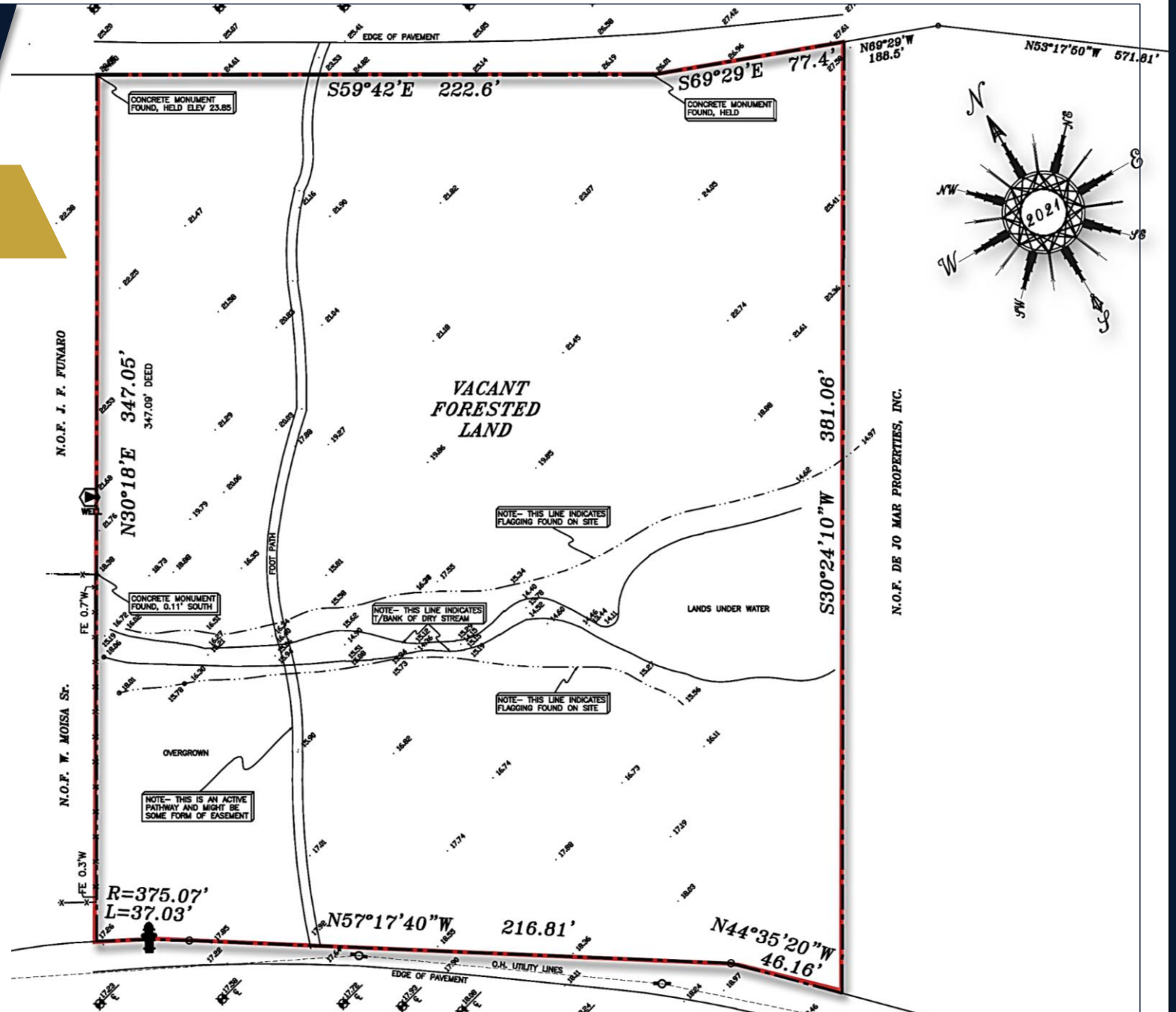


Exclusive Broker

RC COMMERCIAL PARTNERS

Powered by RealtyConnectUSA

RE
RON EPSTEIN



SURVEY



INDUSTRIAL PROPERTY FOR SALE

1359 Pulaski St

RIVERHEAD, NY



Exclusive Broker

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA



RON EPSTEIN

AERIAL VIEW - OVERHEAD



INDUSTRIAL PROPERTY FOR SALE

1359 Pulaski St

RIVERHEAD, NY



Exclusive Broker

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA

RE
RON EPSTEIN



AERIAL VIEW - EAST



INDUSTRIAL PROPERTY FOR SALE

1359 Pulaski St

RIVERHEAD, NY



Exclusive Broker

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA

RE
RON EPSTEIN



AERIAL VIEW - NORTHWEST



INDUSTRIAL PROPERTY FOR SALE

1359 Pulaski St

RIVERHEAD, NY



RON EPSTEIN

Licensed Real Estate Broker

Associate Broker
RC Commercial Partners
Ron@RonEpstein.com
o: 631-870-7180 m: 516-815-2177

35 Arkay Drive • Hauppauge NY 11788



Email me



Contact Card

Exclusive Broker

RC COMMERCIAL PARTNERS

Powered by
RealtyConnectUSA

RE
RON EPSTEIN

Exceptional Real Estate Guidance™

CONTACT



