

Now Leasing

Greenhouse & Agricultural Structures with Controlled-Environment Cultivation Potential

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

52 Bayview Ave, East Patchogue, New York 11772



Two Separate Spaces Available — Lease One, The Other, Or Both. Flexible Options With Ownership Ready To Accommodate Tenant Needs

**For Further
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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.

Property Highlights

Two greenhouse structures totaling approximately **14,000 square feet** are available for lease at 52 Bayview Avenue in East Patchogue. The property is zoned **Land Use 170 – Nursery & Greenhouse** and is ideally suited for agricultural, horticultural, and controlled-environment cultivation uses.

Ownership is open to tenant improvements and build-out, including enclosure, flooring, and interior customization, **subject to zoning compliance and municipal approvals**. The spaces may be leased individually or together, offering flexibility for a wide range of agricultural and cultivation-related operations.

BUILDING SIZES: 14,000 SF Total

AVAILABLE SPACE:

Building 1 4,000 SF

Building 2 10,000 SF

YARD / LOADING: Generous loading and delivery area

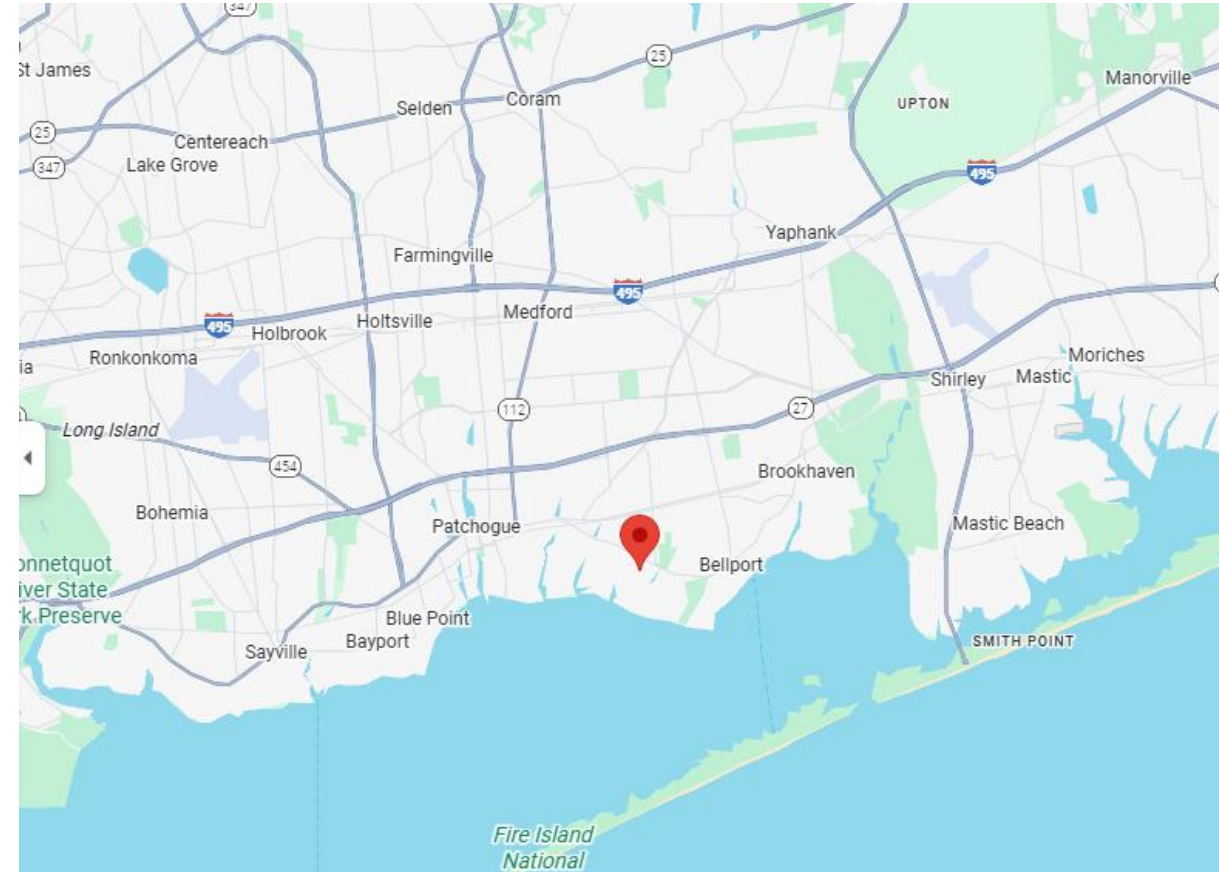
WORKLETTER: Negotiable

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 agricultural operations



Zoning:

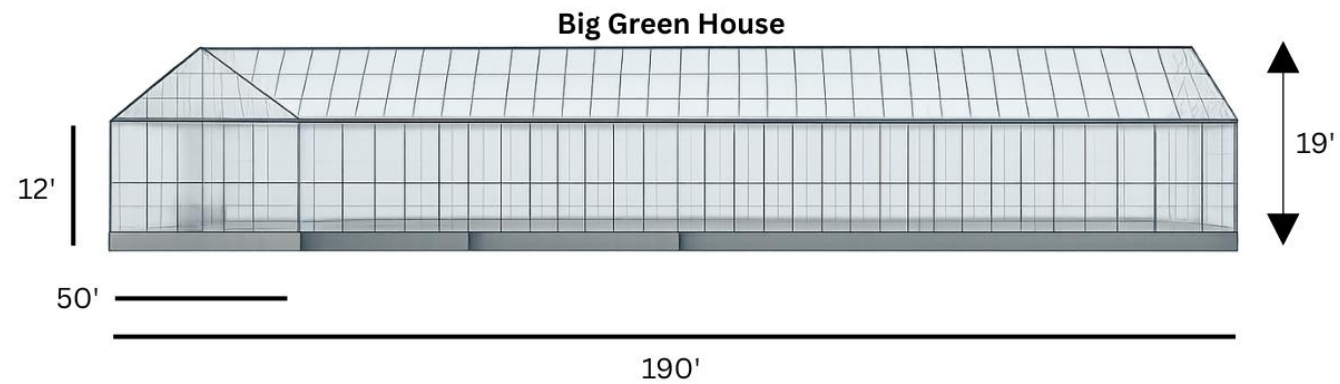
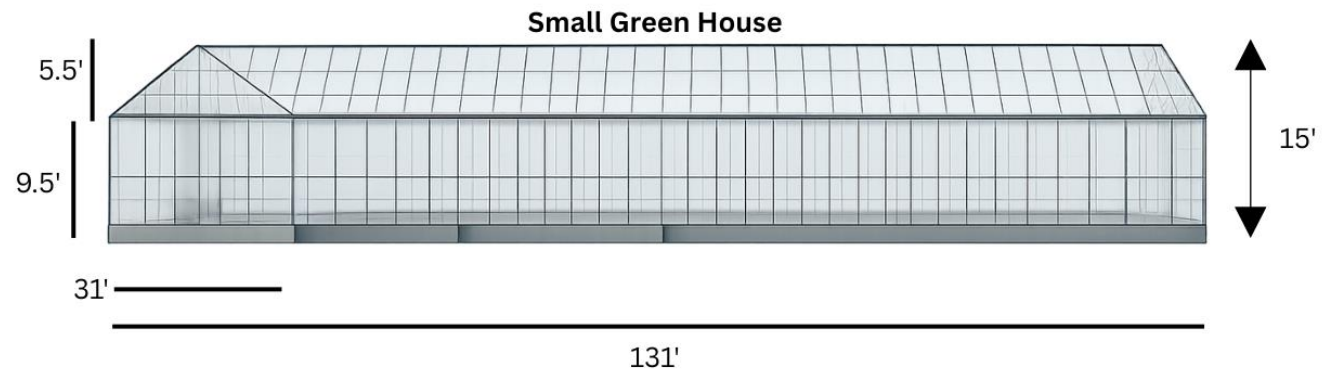
- Land Use 170 – Nursery & Greenhouse
- Zoning permits agricultural and greenhouse-related activities that may reasonably generate dust, smoke, noise, vibration, and odor, consistent with agricultural operations

Potential Uses (Subject to Approval):

- Nursery and greenhouse operations
- Agricultural and horticultural cultivation
- Greenhouse-based cannabis cultivation, subject to municipal zoning approval and New York State licensing
- Agricultural or cultivation-related storage
- Accessory storage associated with a permitted on-site use

Existing Structures & Utilities:

- Existing greenhouse structures constructed with Bethlehem Steel A-frame construction and concrete perimeter walls
- 3-Phase Power available
- Currently serviced by well water; municipal water can be extended to the property





10,000 SF

4,000 SF



