



FOR LEASE

250 Orchard Road

Patchogue, NY

Industrial Trucking Terminal

Industrial Building Size	± 15,000 SF (Divisible)
Office Building Size	± 2,500 SF (Freestanding Building with Full Basement)
Plot	± 11.00 Acres (Will consider divisions)
Ceiling Height	16' Clear
Loading	7 Drive - Ins
Power	Heavy
Heat	Gas
Asking Lease Price	Upon Request

Property Highlights

- **Paved and drain yard space**
- Industrial zoned with permitted outdoor storage
- Flexible options on building features
- Excellent opportunity for large contractors, rigging, truck terminals, transportation companies

Permitted fueling facility – 7,500 gallons underground storage (can be expanded)



Frank Frizalone, SIOR
Executive Director
631.425.1242
frank.frizalone@cushwake.com

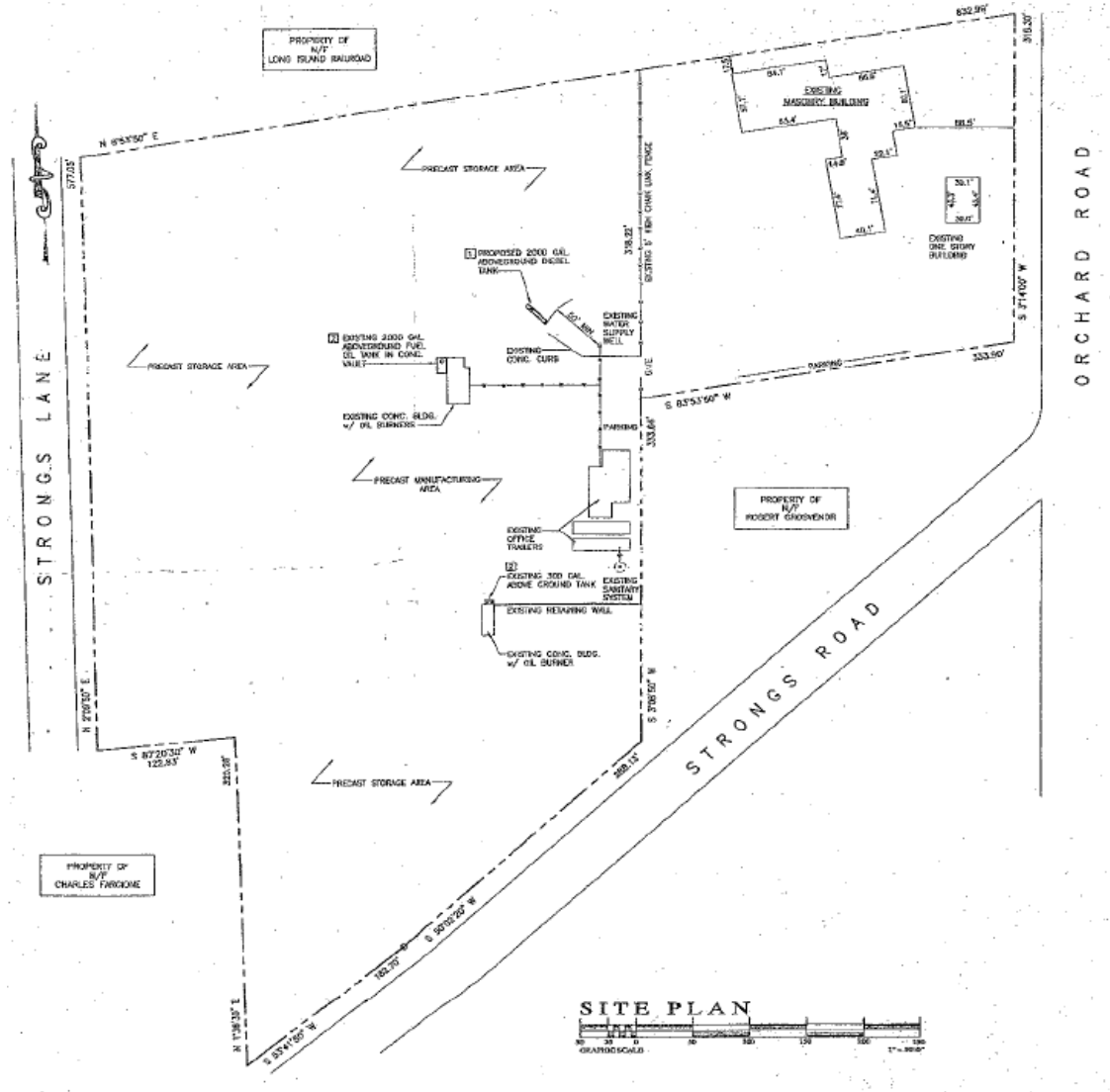
Nicholas Gallipoli
Senior Associate
631.425.1217
nicholas.gallipoli@cushwake.com

Thomas DeLuca
Associate
631.425.1237
thomas.deluca@cushwake.com

401 Broad Hollow Road, Suite 301
Melville, NY 11747
main +1 631.425.1200
cushmanwakefield.com

Cushman & Wakefield copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. The depiction in the above photograph of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and Cushman & Wakefield or its client. A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request).

Survey



Frank Frizalone, SIOR
Executive Director
 631.425.1242
frank.frizalone@cushwake.com

Nicholas Gallipoli
Senior Associate
 631.425.1217
nicholas.gallipoli@cushwake.com

Thomas DeLuca
Associate
 631.425.1237
thomas.deluca@cushwake.com

401 Broad Hollow Road, Suite 301
 Melville, NY 11747
 main +1 631.425.1200
cushmanwakefield.com

