



507 North Bicycle Path

Port Jefferson Station, New York 11776

Property Highlights

- 6,980 SF industrial/manufacturing building Zoned L-1 for industrial use
- Plans are before the Zoning Board for conversion to medical use Prime location in Port Jefferson Station
- Sewer line running along property line ready to connect.
- Ample space for manufacturing operations
- Proximity to major transportation routes
- 16' Clear ceiling height
- 24 existing parking spaces for employees and visitors
- Potential for expansion or customization
- Strong investment potential in growing area

Property Overview

This high 16' clear ceiling industrial space is located on 2.51 acres. Access to a new sewer line adjoining the property. The current owner has plans to convert to medical use before the Town of Brookhaven's Zoning Board. Property will be delivered vacant at closing.

Offering Summary

Sale Price:	\$2,800,000
Building Size:	6,980 SF
Available SF:	6,980 SF
Lot Size:	2.51 Acres

Demographics 1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
Total Households	2,886	29,708	61,397
Total Population	8,619	83,140	186,068
Average HH Income	\$149,585	\$159,633	\$161,289

For More Information

Michael Corsello

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Property Description

This 16' clear ceiling industrial space, situated on 2.51 acres, offers a prime opportunity for redevelopment or owner occupancy. The property benefits from access to a newly installed sewer line on the adjoining site. The current owner has submitted plans to the Town of Brookhaven's Zoning Board for conversion to medical use, presenting added potential for future utilization. The property will be delivered vacant at closing, providing flexibility for a variety of commercial or industrial applications.

Location Description

Strategically positioned in the heart of Port Jefferson Station's NY Route 112 commercial corridor, this property offers exceptional visibility and accessibility in a high-traffic area. Situated near major thoroughfares, it provides seamless connectivity to Nesconset Highway (NYS Route 347) and Middle Country Road (NYS Route 25), two of Long Island's primary east-west routes. This prime location enhances the property's appeal for a variety of commercial, medical, or industrial uses, making it an outstanding investment or owner-user opportunity.

For Sale

6,980 SF | \$2,800,000

Industrial | Medical Use Pending



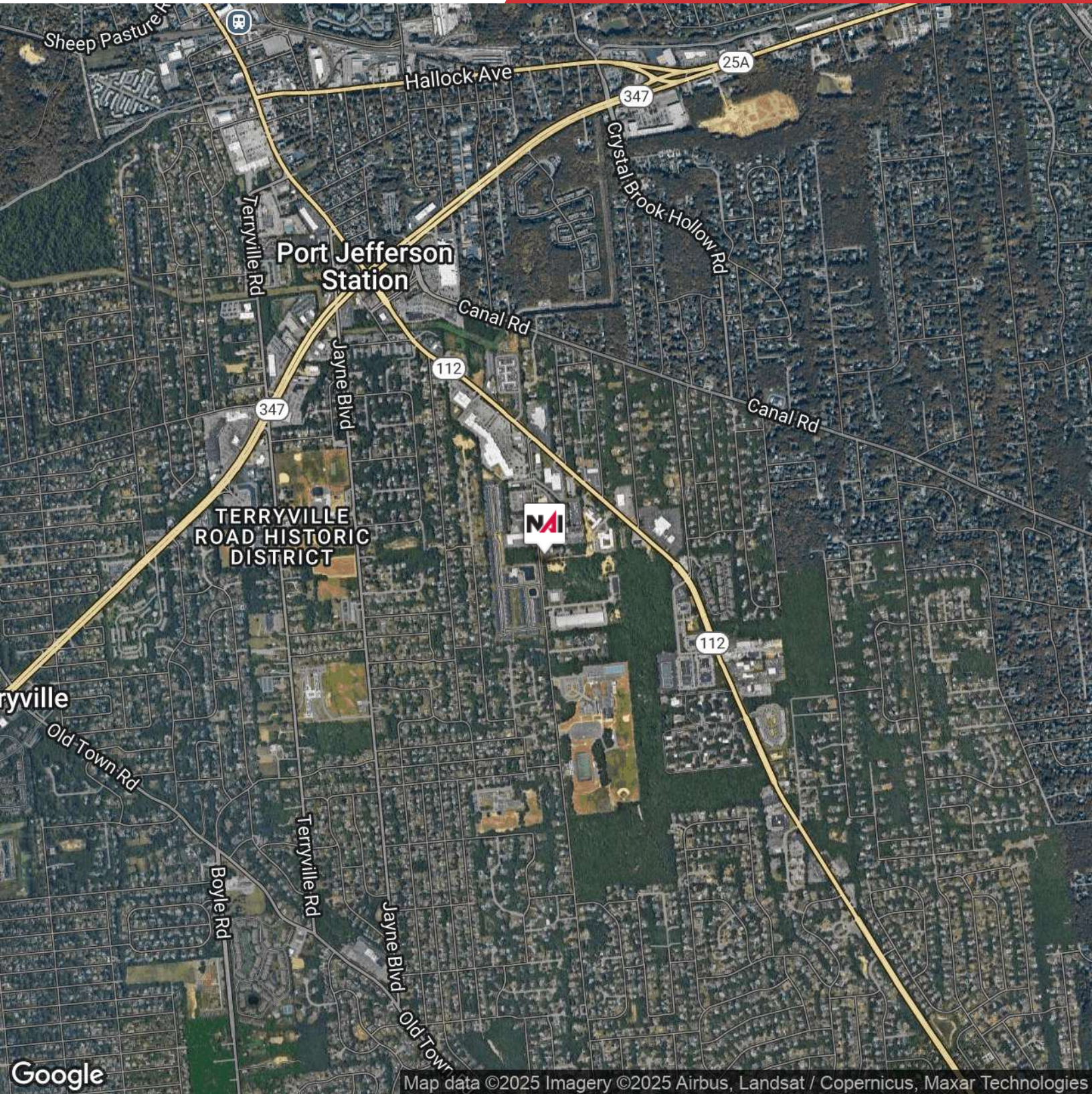
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1601 Veterans Memorial Highway, Suite 420
Islandia, NY 11749
631 232 4400 tel
nailongisland.com

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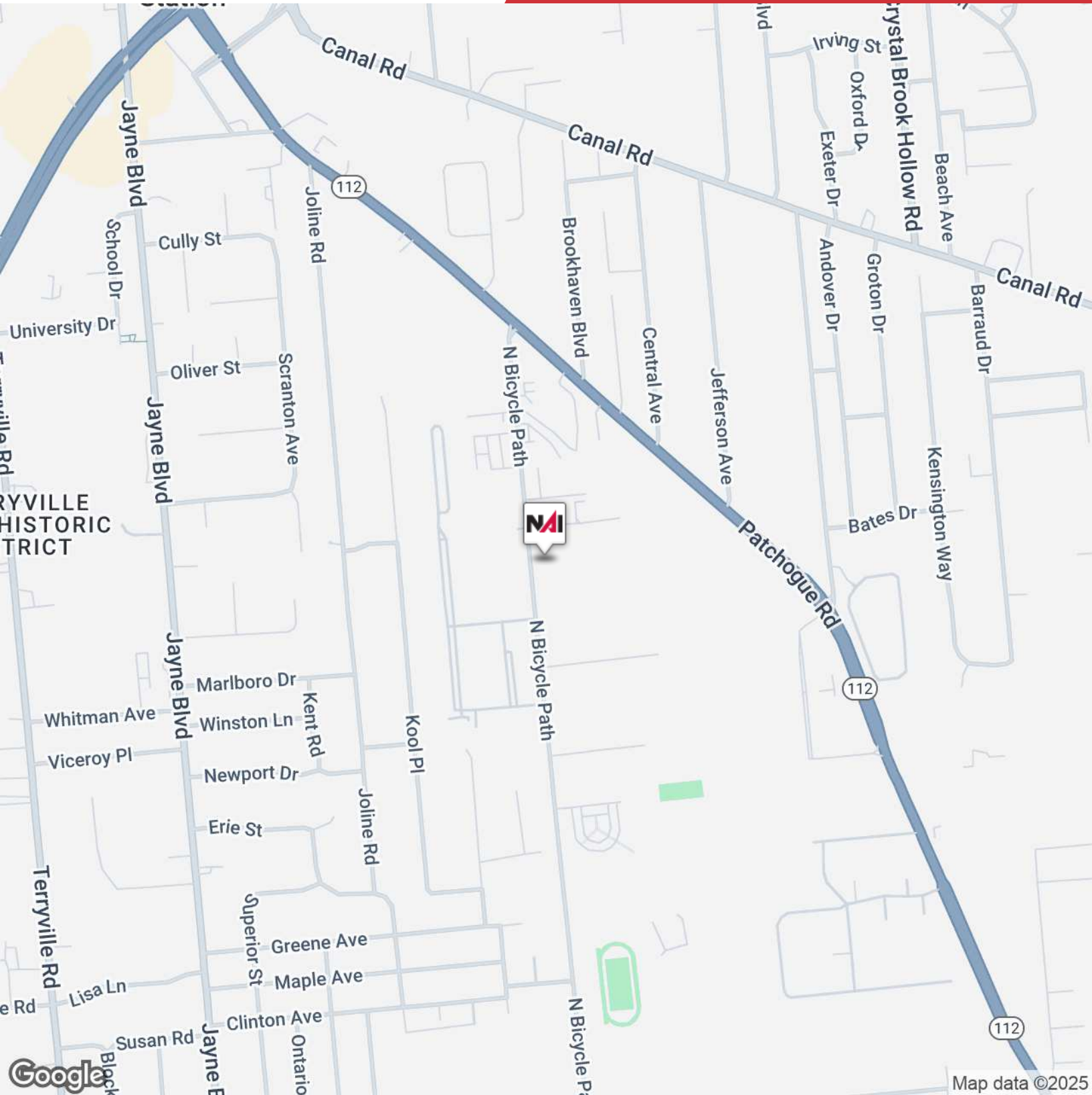
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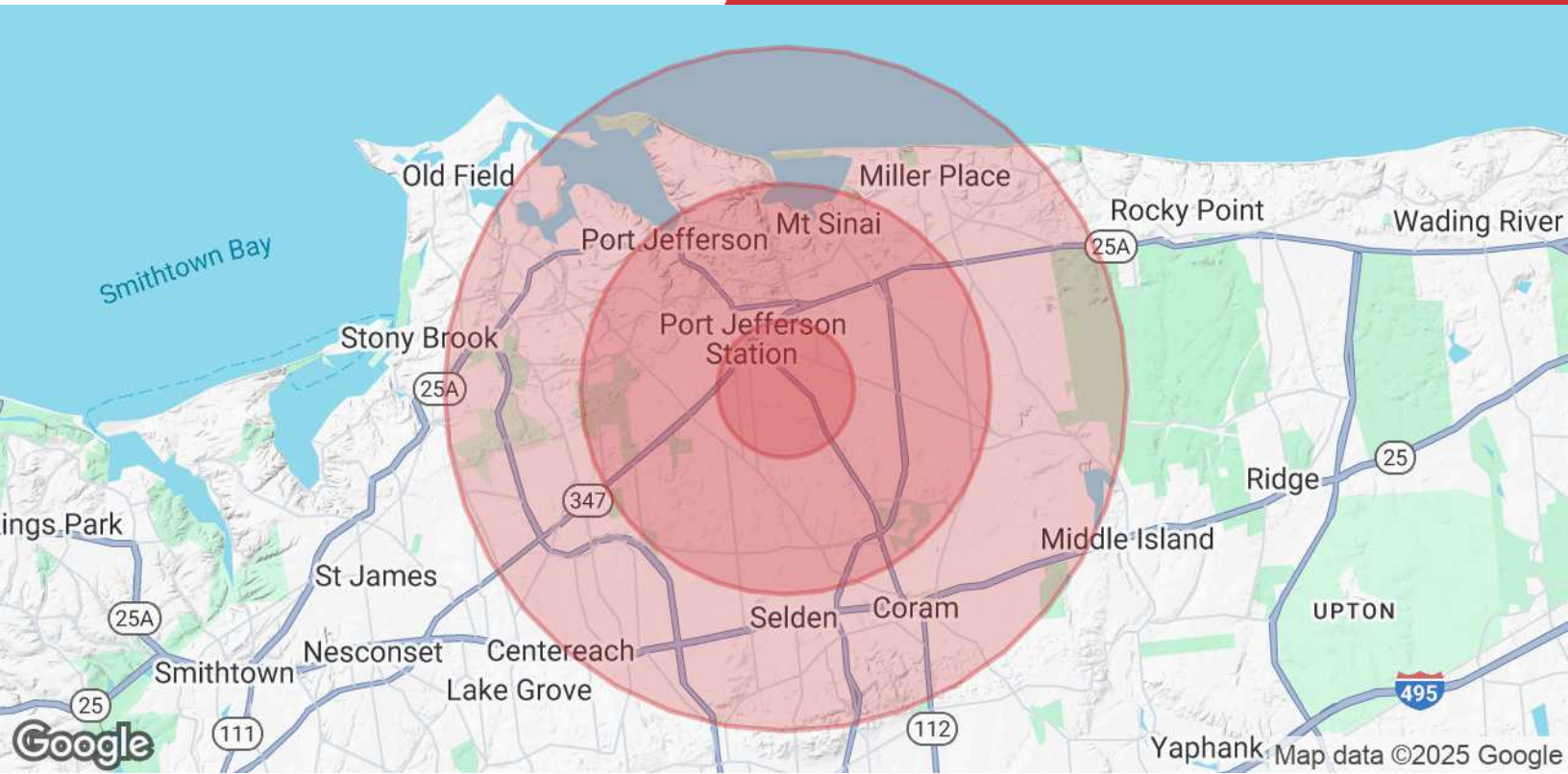
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,619	83,140	186,068
Average Age	43	43	42
Average Age (Male)	41	42	40
Average Age (Female)	44	44	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,886	29,708	61,397
# of Persons per HH	3	2.8	3
Average HH Income	\$149,585	\$159,633	\$161,289
Average House Value	\$525,840	\$582,304	\$566,652

Demographics data derived from AlphaMap



Michael Corsello

Director

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Professional Background

Michael Corsello is a licensed commercial investment and real estate certified specialist (CIREC), who is primarily focused on industrial and retail properties throughout Long Island and the New York tristate market.

Prior to joining NAI Long Island, Michael was President and CEO of Nash Lumber, a building material importer and wholesale distributor. The experience he gained while owning and operating his company for 30+ years gives him a unique understanding of complex commercial real estate transactions and how a company's real estate effects a businesses' bottom line.

Michael's operational expertise provides his clients with an important advantage, whether they are owners, tenants, buyers, or sellers. His keen understanding of each party's business perspective allows for the highest quality representation for those he advises. This results in enhancing his client's business operation and their company's profitability.

Michael's experience owning, developing, and managing his own industrial properties, allows him to combine and leverage his considerable real estate market knowledge with his business experience to deliver the highest outcomes for his clients. Throughout Long Island industrial property owners and investors rely on Michael as a trusted and proven partner. His team includes office and land use specialists, with expertise in commercial office leasing, land acquisition, and development.

In the retail area of Michael's practice, his success with national and regional franchise brands has proven invaluable in navigating the considerable challenges retailers experience when entering the complicated Long Island market. Clients such as Riko's Pizza, Ford's Garage, and Buffalo Wild Wings Express rely on Michael's guidance to identify ideal locations and to successfully negotiate the very best leases terms. When representing retail landlords, he has secured the highest quality tenants who not only leased space but strengthened the property's income and value.

Michael is an avid skier who routinely tackles some of the most challenging mountains throughout the U.S. and Canada. To satisfy his unending curiosity, he enjoys hiking and exploring tough terrain in the US and beyond. He enjoys travelling, especially to northern Norway where his son is at the forefront of the aquaculture industry. When on Long Island, an occasional golf game is always a welcome distraction. A native Long Islander, Michael earned degrees in both business and engineering from Syracuse University and SUNY College of Environmental Science and Forestry.

Education

Bachelor of Science in Engineering, Syracuse University

Bachelor of Science in Engineering, SUNY Environmental Science and Forestry

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