



FOR Lease

Exclusive

14 Hewlett Ave. Patchogue, NY 11772

(2) spaces available
3,900sf Industrial workshop or 4,400sf warehouse/office



Lease Price: \$8.00 MG

- 3,900SF industrial workshop (great for woodshop, cabinet, granite etc)
- 4,400 Office/Warehouse
- Can be leased individually or combined
- Loading: overhead door & loading dock available
- Part of a 50,000 sq. ft. industrial complex



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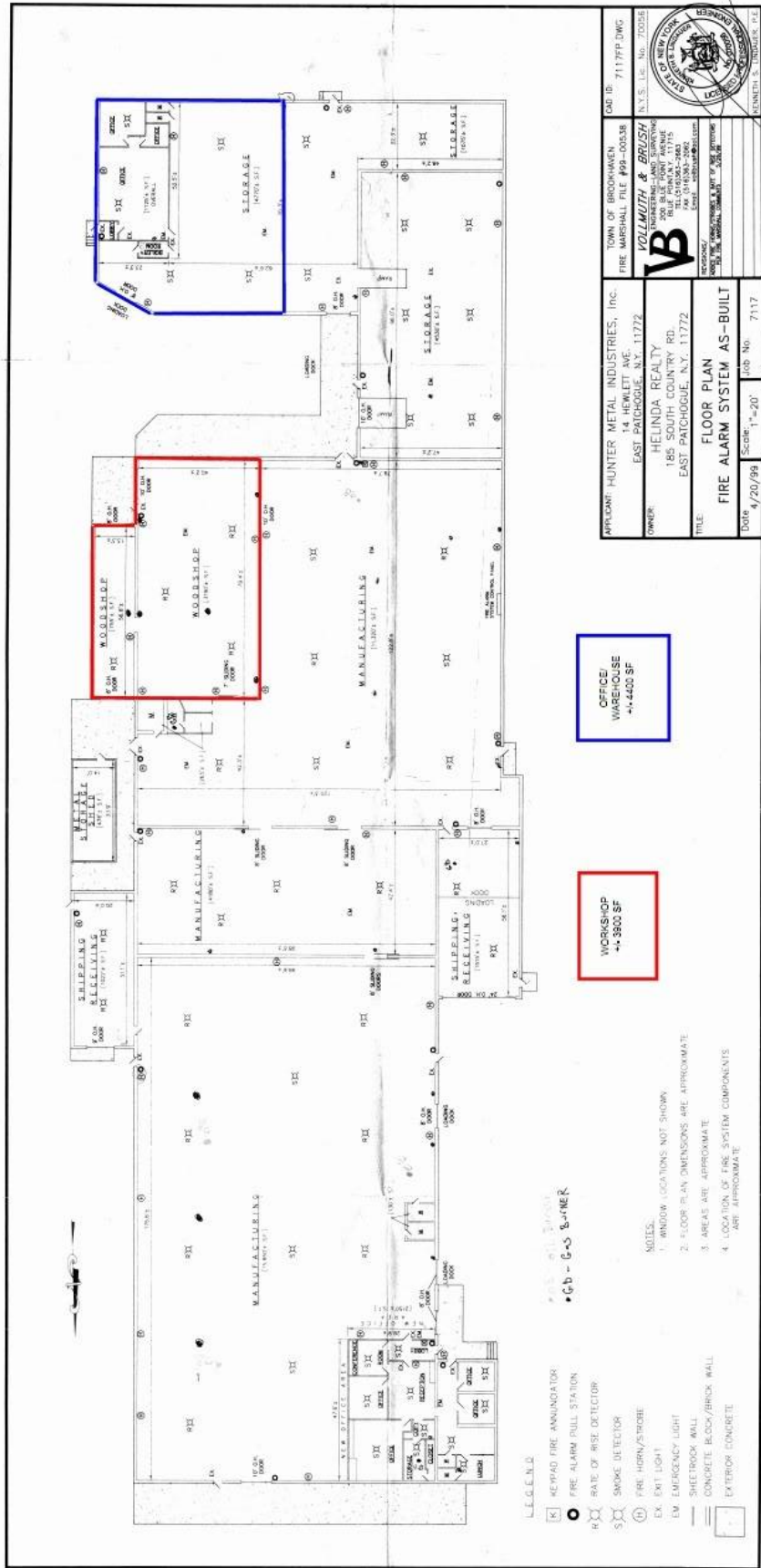
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SALES ❖ TENANT REPRESENTATION ❖ LEASING

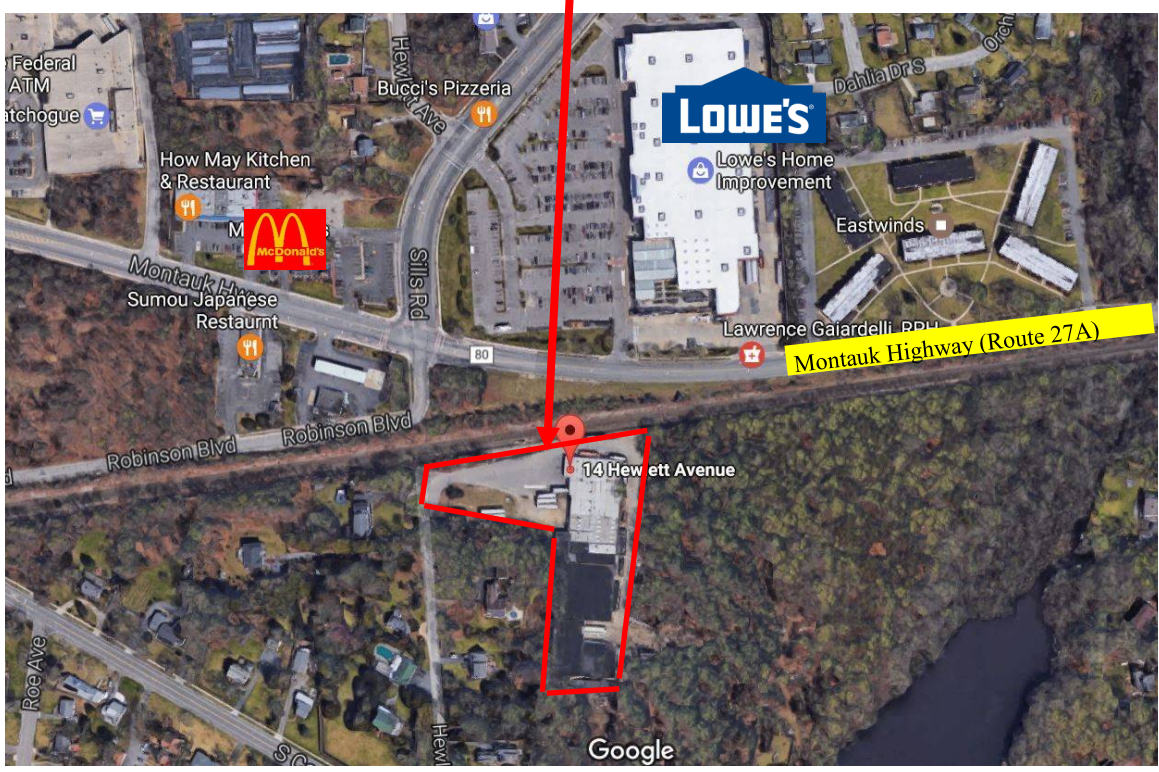
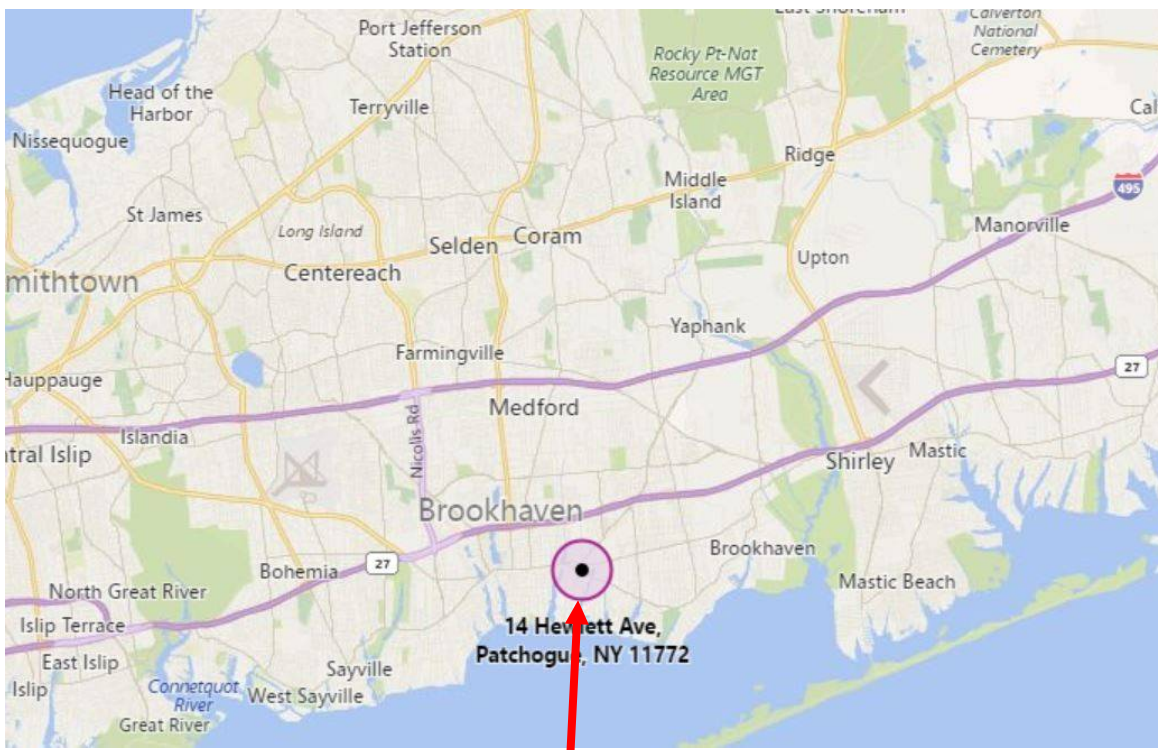
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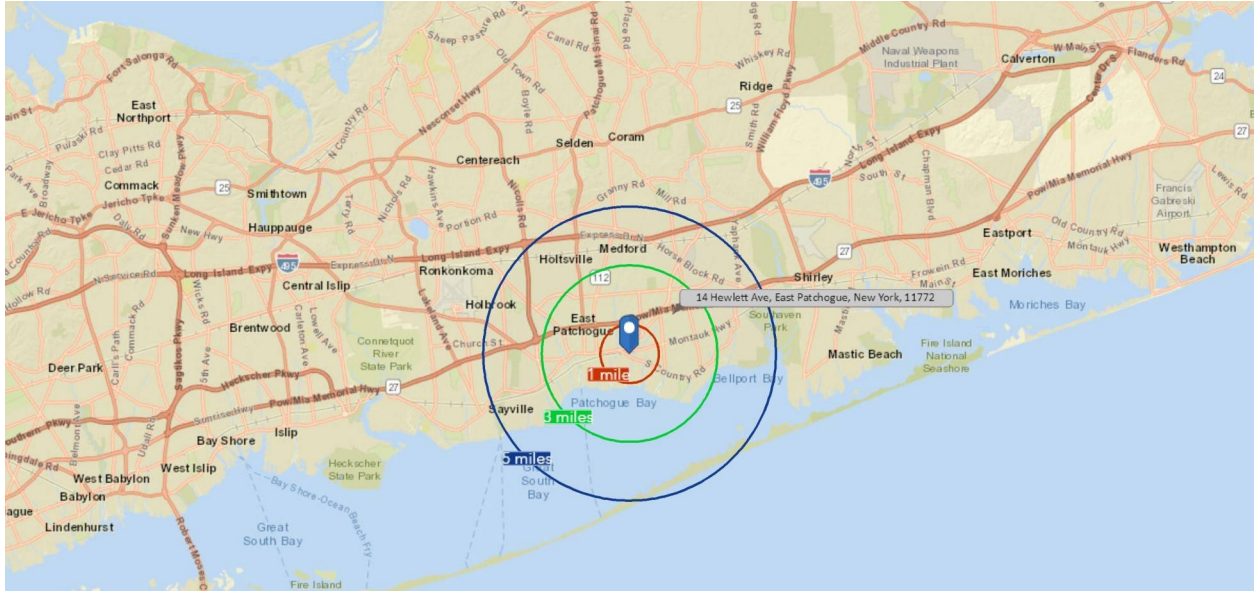
**14 Hewlett Ave. Patchogue
Workshop (+/- 3,900 SF
Office/Warehouse (+/- 4,400 SF)**



AERIAL PHOTO & MAP



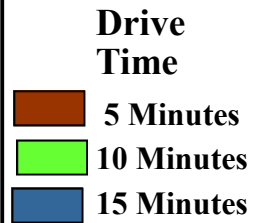
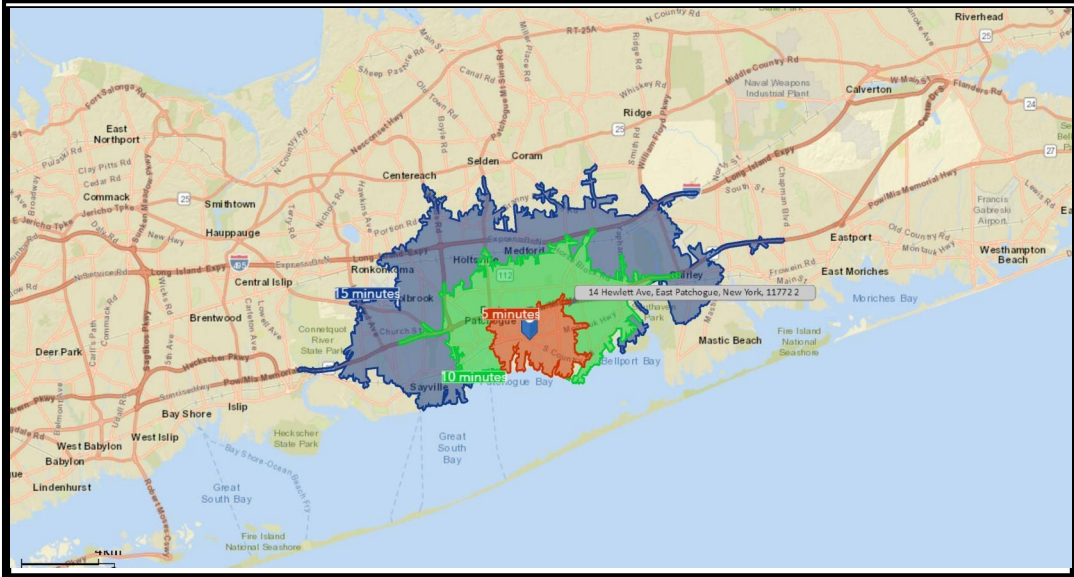
DEMOGRAPHIC MAP



DEMOGRAPHIC DATA

RADIUS	RES. POP.	HOUSEHOLDS	AVERAGE AGE	MEDIAN HH INC.
1 MILE	7,059	2,701	41.7	\$ 56,674
3 MILES	65,928	22,999	39.1	\$ 71,106
5 MILES	131,723	45,409	39.4	\$ 80,830

DRIVE TIMES



SAMPLE DRIVING DISTANCES

Sunrise Highway (Route 27)	1.0 miles
Brookhaven Memorial Hospital	1.5 miles
Long Island Railroad @ Patchogue	2.0 miles
Long Island Expressway Rt 495	3.7 Miles
Long Island MacArthur Airport	6.5 Miles