A CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** LEASING OPPORTUNITY

579 EDWARDS AVENUE

CALVERTON, NEW YORK



60,777 SF INDUSTRIAL FACILITY | FOR LEASE | AVAILABLE FEBRUARY 1ST, 2027

CUSHMAN & WAKEFIELD

PROPERTY OVERVIEW

AVAILABLE:	February 1st, 2027
BUILDING SIZE:	60,777 SF
PLOT SIZE:	10.51 AC
OFFICE SIZE:	7,200 SF
CEILING HEIGHT:	21.5' - 22' Clear
LOADING DOCKS:	5 Docks
DRIVE-INS:	7 Drive-Ins
CAR PARKING:	211 Stalls
HEAT:	Gas
POWER:	800 Amps at 480V
ZONING:	(CI) Calverton Industrial
REAL ESTATE TAXES: (2027)	Est. $158,004 or $2.60 PSF
LEASE PRICE:	Upon Request

PROPERTY HIGHLIGHTS

- Located in Calverton, on Long Island's East End — close to both Route 25 and Route 27 corridors serving the Hamptons/North Fork distribution routes, with easy access to the Long Island Expressway (I-495)
- Excess parking on a 10.51 Acre lot with functional loading



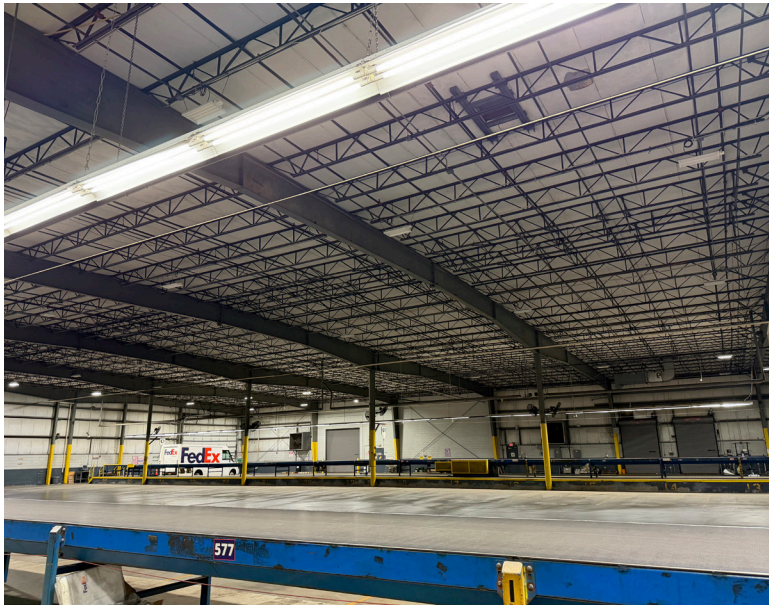
SITE PLAN


EDWARDS AVE
MIDDLE COUNTRY RD
Office
579
Edwards Ave
Gate
8 Exterior Docks
Gate
KEY
Concrete
Drive-In-Doors
Interior Dock Doors
Exterior Dock Doors
Property Line
N

PHOTOS





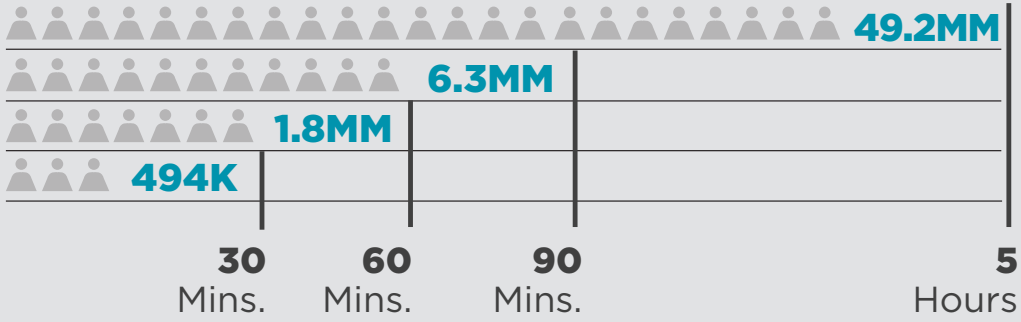




STRATEGIC EASTERN LONG ISLAND LOCATION



Drive Time Populations





INDUSTRIAL FACILITY FOR LEASE

579 EDWARDS AVENUE
CALVERTON, NY



AN CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** EXCLUSIVE LISTING

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