



SCHACKER REALTY

20,000 sq. ft. of Industrial/Office/Retail Space For Lease
Minimum Division 5,000 sq. ft.

164 Waverly Ave, Patchogue



Specifications:

Building Size: 20,000 sq. ft.
Lot Size: 1.63 Acres
Ceiling Height: 21.0'
Loading: 1 Dock(s), 3 Drive-in(s)
Parking: 6:1000

Pricing and Timing:

Occupancy: 12/01/2025
Lease Price: Negotiable
Taxes: \$52,600.00
(\$2.63/sq. ft.)

Build-to-suit redevelopment property poised for Industrial, retail or medical use • 100' of building frontage on Waverly Ave • Divisions available to 5000sf

For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

All information is subject to errors, omissions, modification, and withdrawal.

Measurements may be estimates and information shown should not be relied upon without independent verification.

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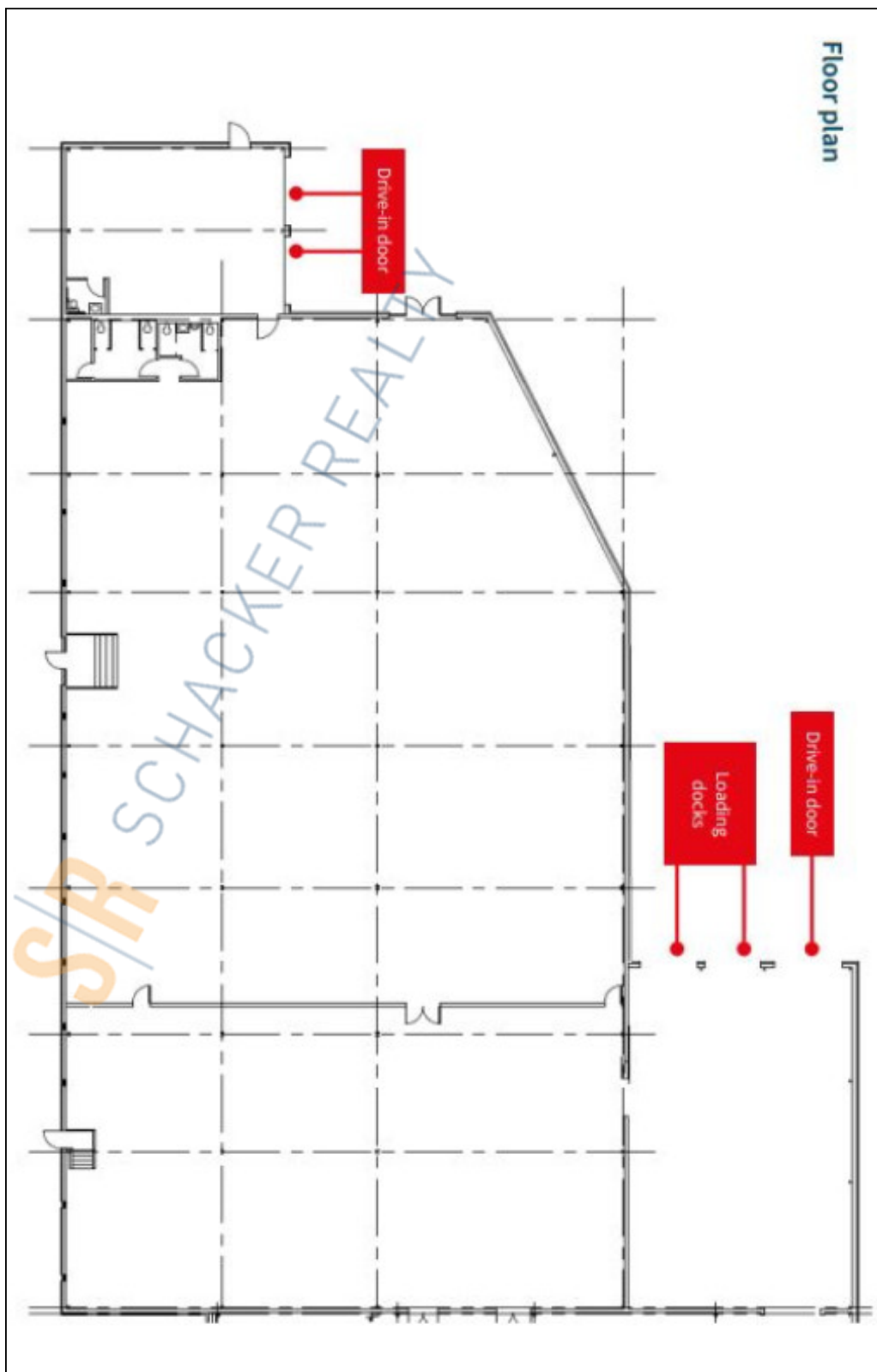


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