

1625 COUNTY RD 39, SOUTHAMPTON

Highway Business Compound

Warehouse + Office on 1.06-Acres in Southampton



COMPASS
COMMERCIAL



Corridor Location - Frontage on County Road 39 gives the **11,950sf** building daily exposure to nearly every trade vehicle heading east into Southampton Village and the South Fork beyond. The property shares its driveway with the Northwell Health medical campus, placing a steady professional population at the entrance.

Office Configuration - The front of the building holds **1,950sf of finished office**, currently opened up as a single suite running across three areas. It was originally built as three separate 650sf offices, and each section retains its own bathroom. That framework lets an owner occupy the entire floor or divide it back out to lease.

Warehouse Capacity - Three bays sit behind the offices across a 6,000sf ground-level footprint, each with a full garage roll door on the north elevation. A multi-story **elevated racking system** in the center bay lifts usable storage there to 6,000sf, with another 2,000sf in each flanking bay which retail the full height ceilings on the east and west for vertical volume. Total **warehouse floorspace is 10,000sf**.

Site, Zoning & Parking - The lot runs 46,234sf, roughly **1.06-Acres**, within the Highway Business district. Striping accommodates **29 car parking spaces** plus approximately **3 truck positions**. Few holdings on this stretch pair that count with drive-around circulation and full-depth yard access.

Surrounding Neighbors - The Atlantic Hotel, Southampton Masonry, J. Tortorella Swimming Pools, Minogue Bros. Swimming Pools, Dave Bofill Marine, SavATree, Nugent & Potter, JP McHale Pest Management, 27 Inspection & Auto Repair, and Rocco Carriero Private Wealth Advisors

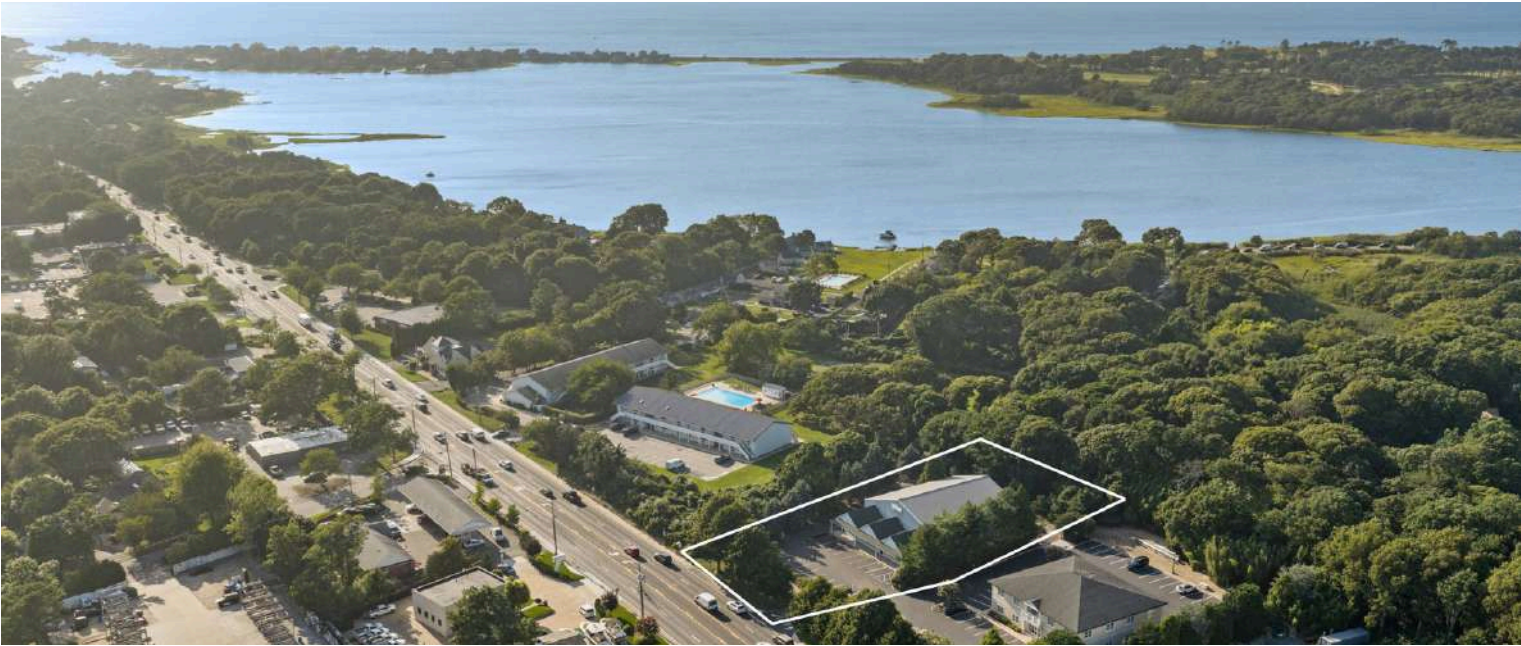
Asking Price - \$5,995,000

Inquire with the Hamptons Commercial Real Estate Team for additional information.

TAX ID #: 473689 177.000-0001-027.005

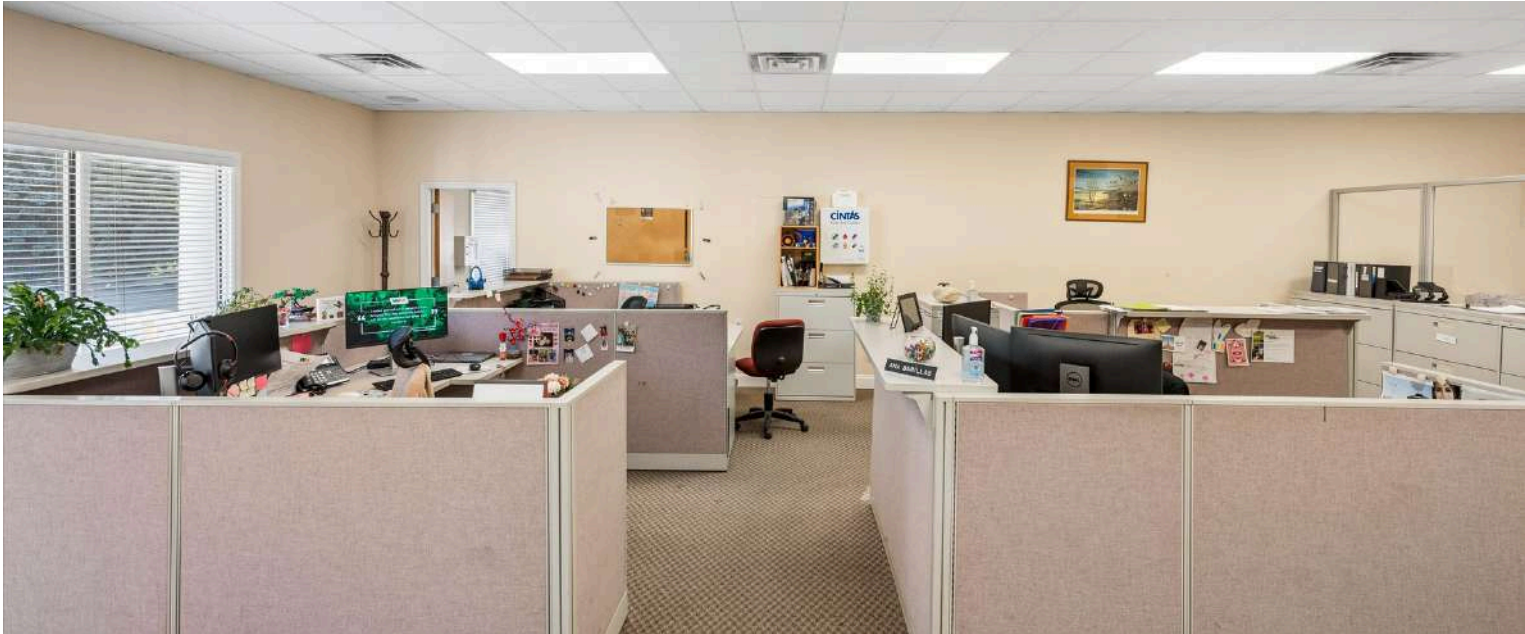
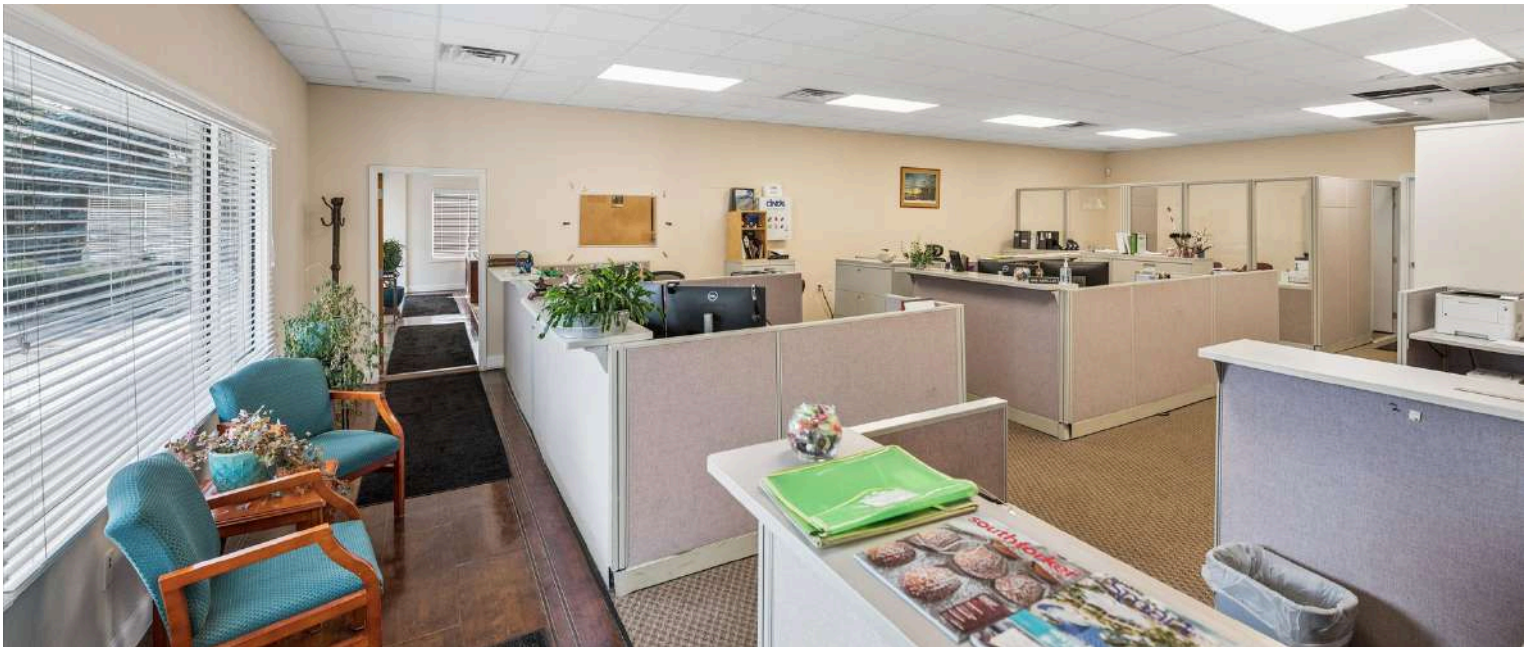
2025 TAX BILL: \$16,782.28





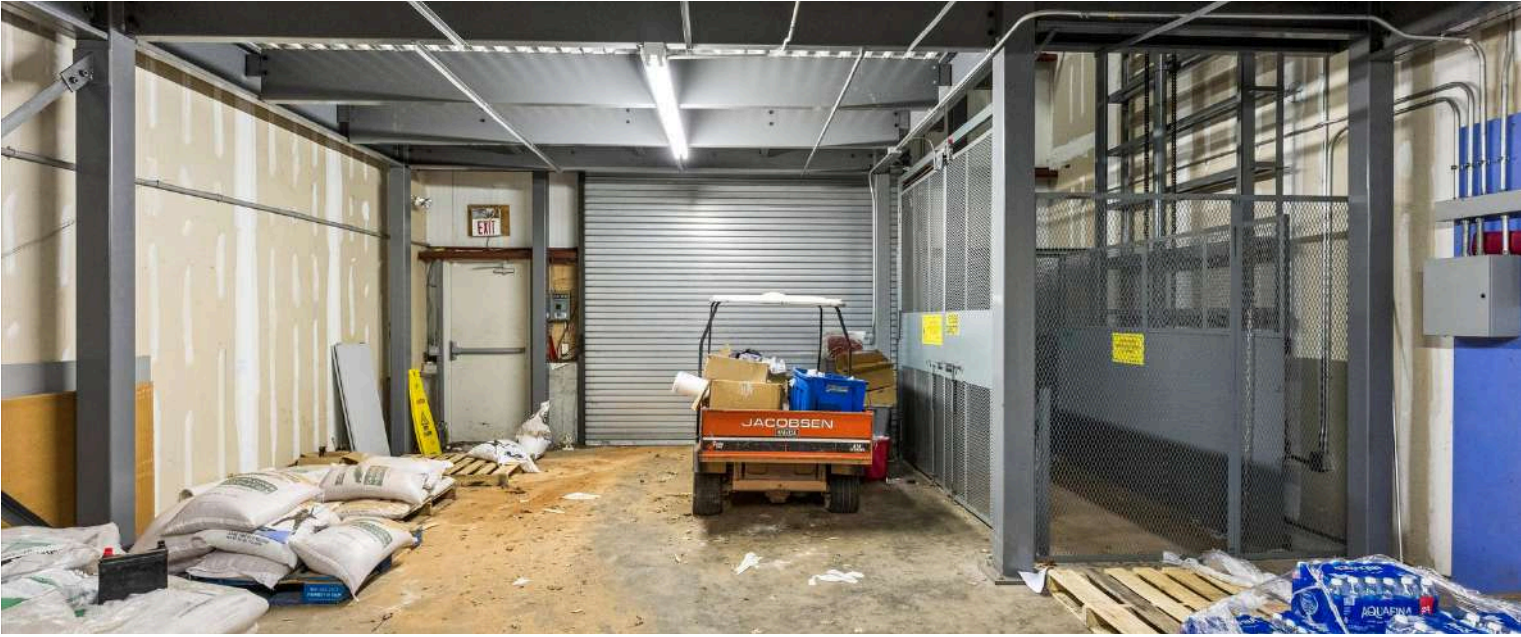














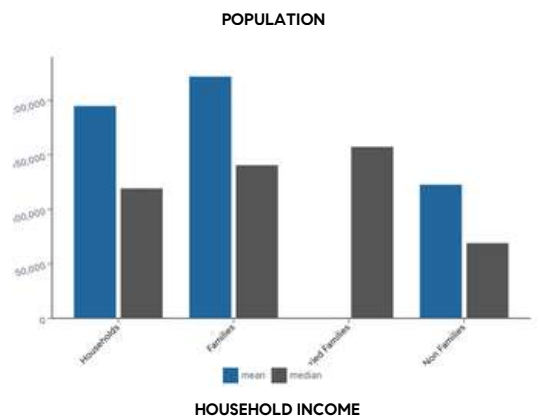
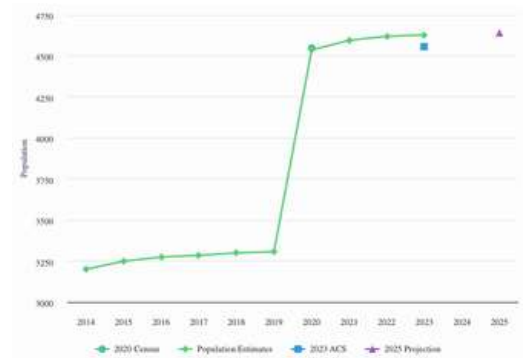
SOUTHAMPTON

Southampton is the largest hamlet within the Town of Southampton, located just 87 miles east of Manhattan. The area was settled in 1640 through Conscious Point and was later incorporated as a village in 1894. The estates, beaches, restaurants, shops, parks, farms, wineries, and proximity to New York City that Southampton has attracts international appeal.

As of 2023, Southampton has a population of 4,627, with an average household income of \$194,861. Southampton is currently growing at a rate of 0.2% annually, and its population is projected to increase to 4,641 in 2025.

Visitors can explore the charming boutique stores of Main Street, ranging from luxury fashion retailers to quaint home decor shops. History enthusiasts can step back in time at landmarks such as the Southampton Historical Museum or the Halsey House, a beautifully preserved colonial homestead. For those who prefer outdoor activities, Coopers Beach offers stunning ocean views, while local parks such as Agawam Park provide scenic spaces for picnics, walks, and family-friendly events.

The area is home to a variety of iconic restaurants and cafés, serving everything from fresh seafood to artisanal coffee. Southampton's culinary scene is a perfect complement to its sophisticated appeal, with a broad range of options for all connoisseurs.



PARKS

- Agawam Park
- Lola Prentice Memorial Park
- Downs Family Park
- Coopers Beach
- Richard L. Fowler Nature Walk

ACCOMODATION

- Southampton Inn
- The 1708 House
- Harpoon House
- Villa Southampton Village
- Southampton Village Motel

ATTRACTIONS

- Southampton Arts Center
- Parrish Art Museum
- Southampton History Museum
- Southampton Cultural Center
- Tate's Bake Shop

SHOPPING

- Flying Point Surf & Sport
- Hildreth's
- TENET
- London Jewelers
- Ralph Lauren

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HAMPTONS COMMERCIAL
REAL ESTATE TEAM

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