



HAMPTONS COMMERCIAL RE
ADVISORY TEAM

FOR LEASE

8 & 12 Scuttle Hole Rd
Water Mill



Water Mill Business Center Rear Buildings, Scuttle Hole Road

Location & Access - Two identical, newly built buildings sit behind the front building at the Montauk Highway and Scuttle Hole Road junction, in the center of the Water Mill Business District with access to all points East and West.

Ground-Level Storage - Each building totals 15,000sf, beginning with a drive-in lower level of six temperature-controlled, epoxy-floored bays with private access, leasing from 1,500sf to 6,800sf, plus 36 parking spaces and 3 truck spaces up to 70+ feet.

Upper-Level Showroom - The driveway wraps up to an upper level where six dramatic entry gables front an open-span layout with ceilings from 14' to 21' and storefront glass spanning 19' wide by 10' high, leasing in 2,500sf to 7,500sf increments, open or built out.

Use & Fit - Well suited for office, showroom, medical, veterinary, design-center, studio, or light-fitness tenants, with 32 dedicated parking spaces at the upper level.

Power - Each building carries its own 600-amp, 3-phase underground electric service.

Also On Site - A 5,300sf two-story building at 1164 Montauk Hwy sits in front of these two — a fit for a tenant who wants to pair flex or storage space here with office or showroom space up front.

SURROUNDING NEIGHBORS

Water Mill Lumber, Speedway Gas Station, Sabrosa Mexican Grill, Laurel Group, Tracy Anderson Studio, Hampton Coffee Company, Calissa Hamptons, The Milk Pail, Staples, TJ Maxx, King Kullen

\$70 / sf / yr + NNN

LEASE RATE - UPPER LEVEL

\$60 / sf / yr + NNN

LEASE RATE - LOWER LEVEL



Rendering



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COMPASS



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