

5784

SOUND AVENUE

Riverhead, New York

— A greenhouse campus of exceptional scale.

724,030

TOTAL BUILDING AREA

SF

34.03

LAND AREA

AC

9

BUILDINGS

PURPOSE-BUILT CAMPUS

Big scale. Bigger possibilities.

5784 Sound Avenue brings together 724,030 SF of greenhouse and office space across a 34.03-acre campus in Riverhead, New York.

01 **Campus-scale footprint**

Nine structures on a single 34.03-acre site.

02 **Installed growing infrastructure**

Boiler heating, irrigation and Argus environmental controls.

03 **Sound Avenue setting**

A greenhouse campus within Long Island’s agricultural corridor.

CAMPUS 03

SYSTEMS 05

LOCATION 09

ZONING 10



724,030

SF OF GREENHOUSE SPACE

Plus 2,200 SF of office space

Scale you can see.

North side of Sound Avenue, just east of Dune Drive, in the Town of Riverhead.



AERIAL CAMPUS OVERVIEW

A single address. A campus-scale footprint.

34.03

ACRES OF LAND

422'

SOUND AVENUE FRONTAGE

9

BUILDINGS

Rectangular site configuration
Level topography at street grade
Approximately 60 parking spaces

1,482,171 SF / LAND AREA

The property. In focus.

Purpose-built greenhouse space with on-site office accommodation.



GREENHOUSE EXTERIOR

1994

YEAR BUILT

2007–2014

RENOVATIONS

724,030 SF		TOTAL BUILDING AREA
Ownership entity	Columbia Care, LLC	
Greenhouse / office area	721,830 SF / 2,200 SF	
Building count	9	
Construction / roof	Glass and metal / pitched glass	
Foundations / windows	Poured concrete slab / thermal, aluminum frames	
Fire protection / security	Fully sprinklered / interior & exterior monitoring	
Water / electric	Town of Riverhead / PSE&G*	
Gas / telephone	National Grid / Verizon	
Office finishes	Hardwood floors, drywall walls and full restroom	

*Utility providers and service adequacy are stated as reported in the supplied OM and require verification.

Infrastructure for controlled growing.



GREENHOUSE INTERIOR

IRRIGATION & PLUMBING

Reported adequate for existing agricultural use.

MASTER-METERED ELECTRIC

Reported adequate for existing use.

7+1

BOILER HEATING

Seven dual-fuel boilers and
one gas-fired boiler.

ARGUS & Priva Systems

Environmental management of
temperature, humidity and irrigation.

NATURAL VENTILATION

No mechanical cooling reported.

Inside the campus.

Glass architecture. Growing bays. Support space.



01 Greenhouse growing bays



02 Glass roof and bay detail



03 Interior support space

A platform for what grows next.



01 / CONTROLLED ENVIRONMENT AGRICULTURE

CEA

Controlled growing.
Campus-scale possibilities.

Vertical growing and other controlled environment agriculture concepts.

02

Specialty horticulture

Wholesale floriculture and specialty plant production.

03

Food production

Leafy greens, vine crops and microgreens.

04

Plant science

Life sciences and plant biology research.

05

Cannabis / hemp

Cultivation concept identified in the supplied OM.

Potential applications are concepts from the supplied OM, not approved uses or entitlements. All uses are subject to buyer diligence, applicable zoning, licensing and governmental approvals; feasibility may require modifications.

Purpose-built scale. Sound Avenue setting.

01 **An established agricultural corridor**

The supplied OM positions Long Island’s North Fork and Sound Avenue corridor as a concentration of greenhouse infrastructure serving the New York metropolitan market.

02 **Purpose-built growing facilities**

The source highlights investor and operator interest in controlled environment agriculture, and positions glass-and-metal greenhouses as a scalable format for year-round production.

03 **Limited public supply**

The supplied OM describes campus-scale offerings as uncommon and agricultural property transactions in the corridor as largely negotiated off-market.

SOURCE-REPORTED SUPPLY

0

Comparable listings

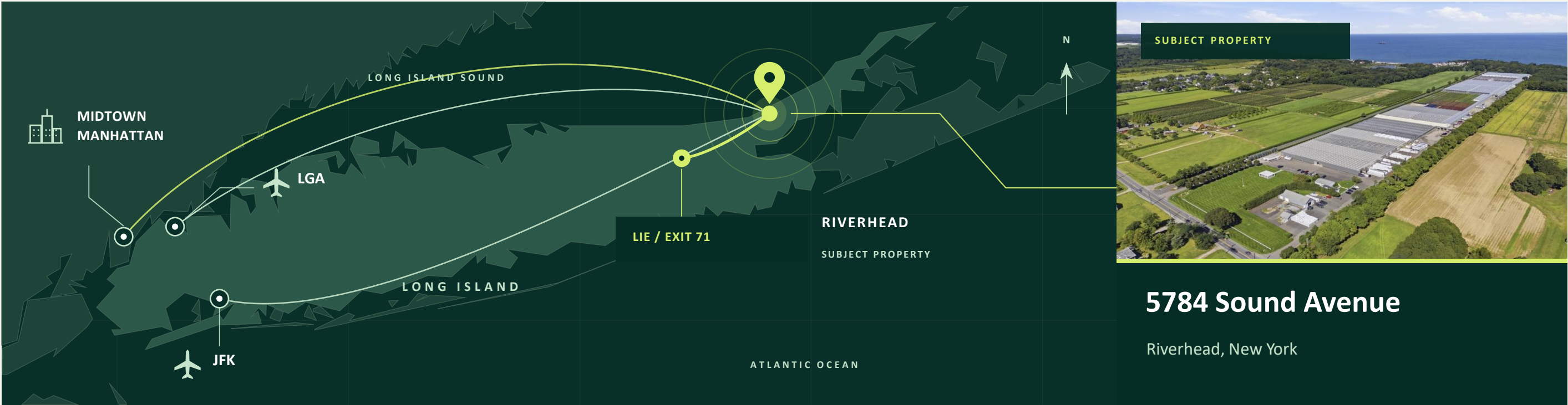
For sale or lease on Long Island and in the broader New York metropolitan area, per source OM.

Market commentary and availability are reproduced or adapted from the supplied OM. The research date, current listing inventory, market rankings and investment trends have not been independently verified or refreshed.

Regional access. East End setting.

APPROXIMATE OFF-PEAK DRIVE TIMES

From 5784 Sound Avenue



~15 MIN Long Island Expressway Exit 71	~70 MIN JFK International Airport Jamaica, Queens	~80 MIN LaGuardia Airport East Elmhurst, Queens	~90 MIN Midtown Manhattan New York City
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Drive times are reproduced from the supplied OM as approximate, typical off-peak estimates; not independently verified. Actual travel times vary. Locations are generalized. Connections are schematic, not driving routes; this is not a navigation map. Coastline base: GSHHG / Basemap.

Zoning & land-use profile.

Source-reported municipal information. Independent buyer verification required.

RA-80

Residence A-80

Town of Riverhead

Agricultural greenhouses

Reported complying use

No pending zoning change

FEMA ZONE X / MINIMAL RISK

SOURCE-REPORTED STANDARDS

Minimum lot area	80,000 SF
Maximum height	35 feet
Front setback	60 feet
Rear setback	75 feet
Side setback	30 feet

PERMITTED USES REPORTED

Agricultural uses, greenhouses and single-family dwellings.

LAND-USE COMMENTARY

The source describes greenhouses and agricultural uses as permitted by right, with no zoning violations reported.

It states greenhouse improvements may be replaced as-of-right after loss or damage. Title review is recommended to confirm restrictions, easements and encumbrances.

Single-family or clustered residential concepts are identified as future alternatives, subject to approvals.

Highest and best use stated in the source: agricultural as improved; residential as vacant.

TAX MAP ID	ANNUAL PROPERTY TAXES	PROPERTY ASSESSMENT	TAXES CURRENT
Section 900, Block 2, Lot 11	To be confirmed	To be confirmed	Yes, per source OM

Tax and assessment values are corrupted in the supplied OM and are intentionally withheld pending confirmation. Zoning, compliance and potential uses above are source-reported, not independently verified.

CBRE

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Explore the opportunity.

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5784 SOUND AVENUE

Long Island. Exceptional scale.

RIVERHEAD, NEW YORK 11901

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DOCUMENT BASIS

Redesigned from the supplied OM and its property photography. Facts, municipal information and market commentary have not been independently verified. Tax and assessment values require confirmation.