

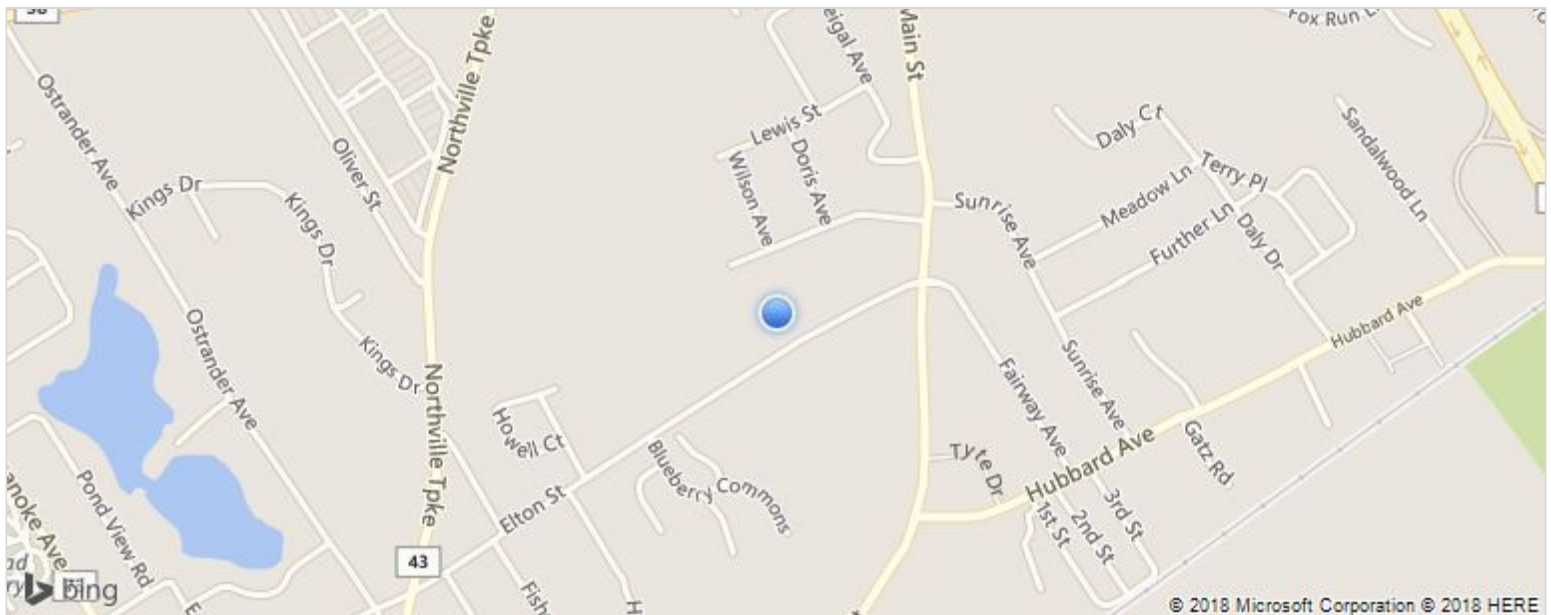
**SALE**

**\$4,495,000**  
**Industrial**  
**66,307 SF**

**680 Elton St**  
680 Elton Street  
Riverhead, NY 11901



<b>Property Type:</b>	Industrial
<b>Property Use:</b>	Rental or Investment
<b>Year Built:</b>	1945
<b>Renovated Year:</b>	2010
<b>Level Number:</b>	1
<b>Zoning:</b>	Commercial
<b>Tax Year:</b>	2016



680 Elton St - 680 Elton Street Riverhead NY, 11901 United States

**Online Profile** <http://www.cbcworldwide.com/properties/profile/SRDSWF-Riverhead-NY>

## Property Description

680 Elton Street is an industrial/R&D facility consisting of two buildings totaling approximately 66,307sf. The first building was built in 1945 and measures 36,000sf including a 3,000sf office space built in the 1980's and recently renovated. The building is constructed of concrete block with a pitched roof and features 4 loading docks. The second building is a steel Butler building totaling 30,000sf (built in 2002) and featuring 20' clear height ceilings, 50' column spacing, 3 loading docks, a 50kw solar system and a Johnson Air Rotation System. Both buildings are fully sprinklered. The buildings are situated on a 11.09 acre parcel with expansion potential and frontage on Elton St. and East Main St. in Riverhead, NY. The intersection is signaled and well located 1/2 mile southwest of Old Country Road (County Road 58) and one mile northeast of downtown Riverhead. The current zoning is Commercial/Residential Campus and the property can be used as-is or expanded/redeveloped into a number of uses including residential, office, retail/restaurant, recreational and/or mixed use.

## Additional Features

<b>Listing ID:</b>	SRDSWF
<b>MLS ID:</b>	9962
<b>Style:</b>	Industrial Bldg -Warehouse
<b>Building Size:</b>	66,307 SF
<b>Lot Size:</b>	11.09 AC
<b>Taxes:</b>	\$151,360
<b>Docks:</b>	7
<b>Industrial Clearance:</b>	20
<b>Zoning:</b>	Commercial

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