

AVAILABLE: SELF STORAGE DEVELOPMENT SITE

190 FROWEIN ROAD, EAST MORICHES, NEW YORK

PREMIER
COMMERCIAL REAL ESTATE

"Complex Issues – Simple Solutions"

Property Description

Premier Commercial RE, LLC is pleased to announce that it has been retained on an exclusive basis to handle the marketing associated with the sale of a long-term ground lease at 190 Frowein Road in East Moriches, New York.

Property will be delivered with site plan approval to develop two 20,000 sf Single Story Mini Storage Facilities Total 40,000 SF that sits on a generous 2.69 Acres of property.

Proposed Building Size:	+/- 39,600 SF
Office Space:	+/- 250 SF
Lot Size:	2.69 Acres
Parking:	Ample
Estimated Real Estate Taxes:	\$3.50 PSF *Including annual ground lease expense*
Zoning:	L Industrial 1
Ownership Type:	Long-term Ground Lease
	* Inquire for details*
Asking Sale Price:	Offers considered

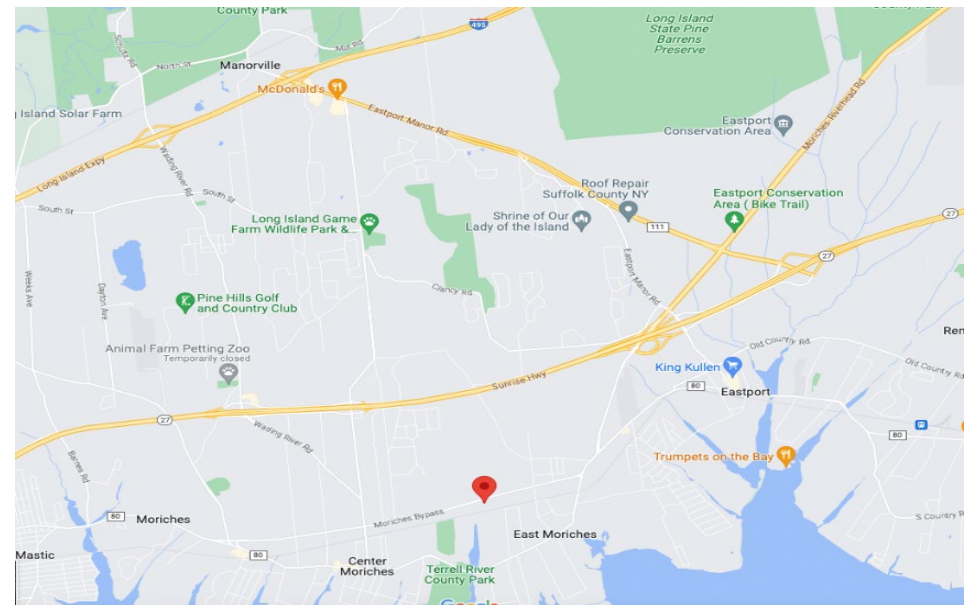
Comments:

- Prospective # of Units: 173
- Estimated Rents: \$17 - \$19 PSF Net ***Including Ground Lease Rent***
- 2.5 Miles from Sunrise Highway
- 7.6 Miles from LIE
- First two years of ground lease prepaid by current lessee

FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

Desmond Mullins, Senior Director | dmullins@pcrellc.com | 631-398-5654
JB (Jeff) Schwartzberg, Managing Principal | jbs@pcrellc.com | 516-857-8013
Jason Miller, Managing Principal | jmiller@pcrellc.com | 516-413-1690

All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, or withdrawal without notice. Such information may not have been verified and no express representations are hereby made.

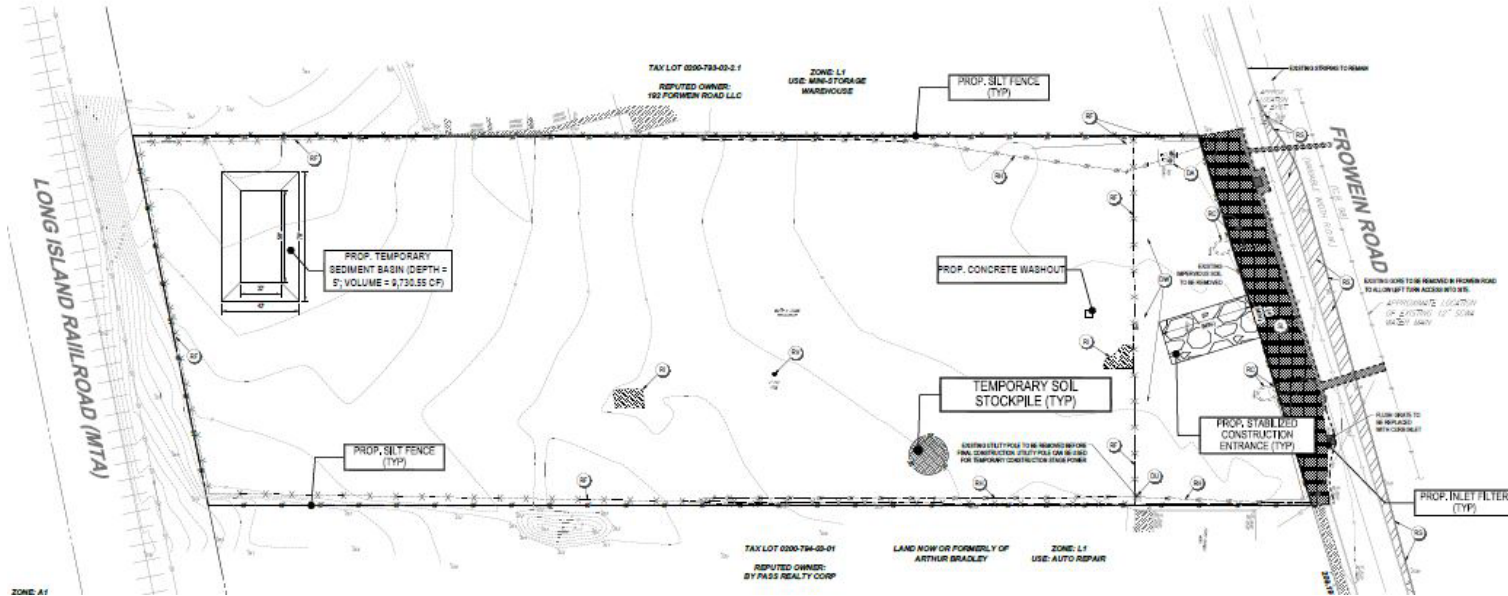


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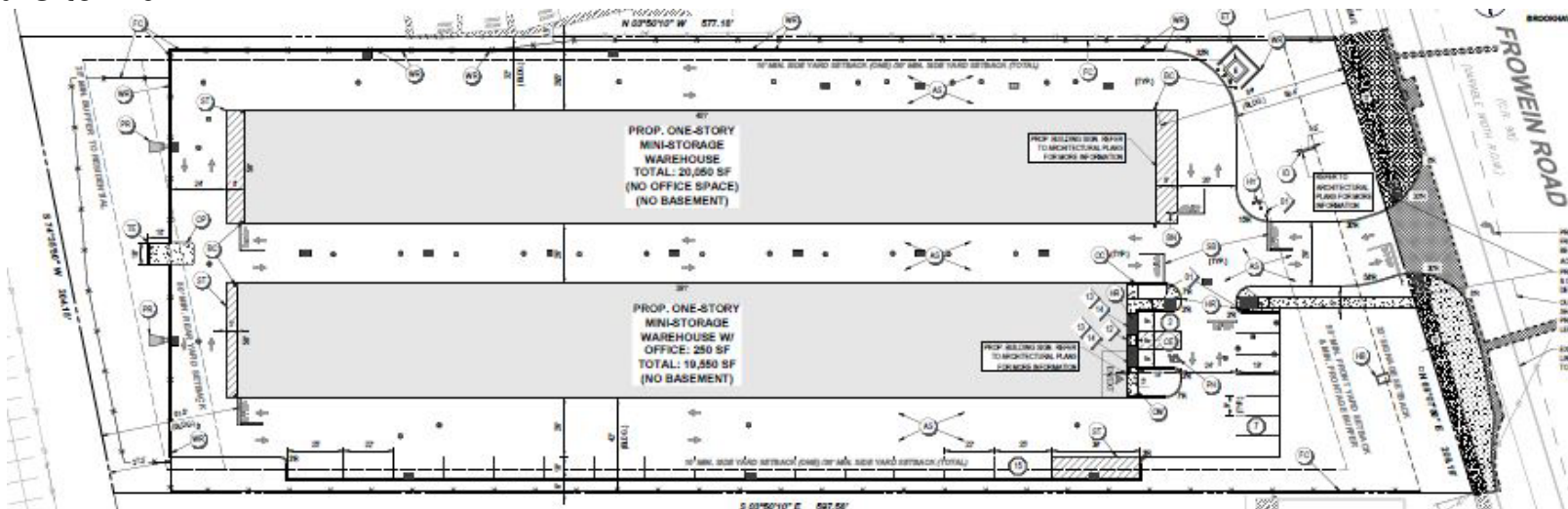
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Current Site Plan



Proposed Site Plan



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Proposed Unit Mix

MORICHES UNIT MIX											
DRIVE UP UNITS	WIDTH	DEPTH	S.F. PER UNIT		BLDG A	BLDG B	UNIT SUBTOTAL	S.F. SUBTOTAL	% OF TOTAL (BY	% OF TOTAL	UNIT SIZE
	5	10	50	QUANTITY	10	10	20		11.6%	2.5%	5x10
				S.F.	500	500		1000 s.f.			
	10	10	100	QUANTITY	8	8	16		9.2%	4.1%	10x10
				S.F.	800	800		1600 s.f.			
	10	15	150	QUANTITY	6	7	13		7.5%	5.0%	10x15
				S.F.	900	1,050		1950 s.f.			
	10	20	200	QUANTITY	10	10	20		11.6%	10.2%	10x20
				S.F.	2,000	2,000		4000 s.f.			
	10	25	250	QUANTITY	26	28	54		31.2%	34.4%	10x25
				S.F.	6,500	7,000		13500 s.f.			
	10	30	300	QUANTITY	11	10	21		12.1%	16.0%	10x30
				S.F.	3,300	3,000		6300 s.f.			
	10	35	350	QUANTITY	6	7	13		7.5%	11.6%	10x35
S.F.				2,100	2,450		4550 s.f.				
10	40	400	QUANTITY	8	8	16		9.2%	16.3%	10x40	
			S.F.	3,200	3,200		6400 s.f.				
					73	74	173		100.0%	100.0%	
					19,300 s.f.	20,000 s.f.		39,300 s.f.			
					19,550 s.f.	20,050 s.f.		39,600 s.f.			MIX RATIO
					99%	100%		99%			
					1ST	2ND	UNIT SUBTOTAL	S.F. SUBTOTAL			

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