



30 Grove Avenue East Patchogue, NY 11772



Salvatore Iuvara • 646.253.0989 • Siuvara@ergcre.com

Space Description:

ERG Commercial Real Estate is proud to present 6,000 SF of versatile industrial or retail space available in 30 Grove Avenue, East Patchogue, NY. The property is currently configured as two separate spaces of approximately 2,700 SF and 3,300 SF, which may be leased individually or combined to suit a variety of business needs. The property offers ample on-site parking and each space features clear-span layouts with 14-foot ceilings, a dedicated office area, and grade-level garage doors providing access to a 5,000 SF paved and fully fenced outdoor lot, ideal for storage, fleet parking, or operational use.

Located within the Town of Brookhaven's J Business 6 zoning district, the property allows for a wide range of permitted retail and service uses, presenting an excellent opportunity for conversion or repositioning as the area continues to gentrify. Situated directly across the street from The Grove Apartments, a newly completed 55-unit multifamily development (2025), the property benefits from increased foot traffic, growing residential density, and ongoing neighborhood revitalization — making it a strategic location for businesses looking to establish a presence in a rapidly improving corridor.



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Location Information:

- 1 Mile from Patchogue LIRR Station
- 21,897 Vehicles per day at the nearby intersection of E, Main Street & Grove Avenue
- Walking distance to Downtown Patchogue Village shopping district
- Two Blocks West of Rt. 112
- Easy Access to Sunrise Hwy & Nicolls Rd.



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Space Availability:

<u>Space</u>	<u>Size</u>	<u>Term</u>	<u>Rental Rate</u>	<u>Rent Type</u>
Unit #1	2,700 SF	Negotiable	\$4,950/month <i>or</i> ~ \$22.00/SF Annually	Plus all utilities
Unit #2	3,300 SF	Negotiable	\$6,050/month <i>or</i> ~ \$22.00/SF Annually	Plus all utilities

Space Highlights:

Unit #1:

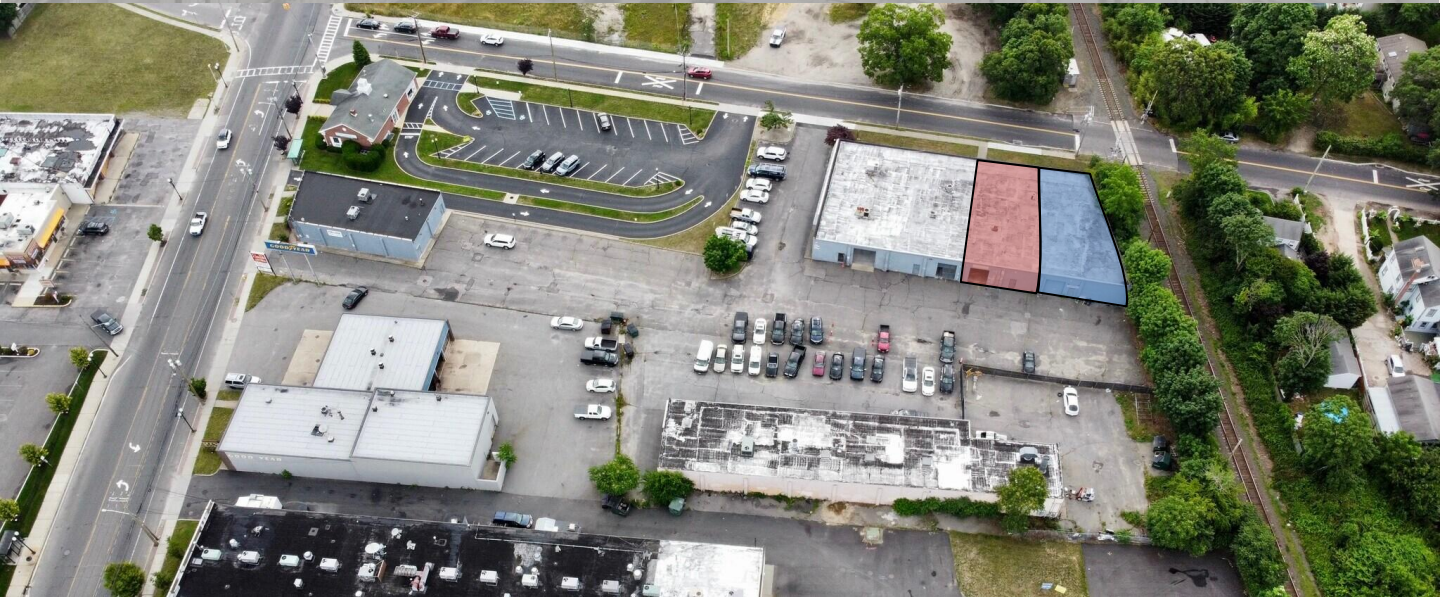
- 2,700 SF
- 14' Ceilings
- Brand New Garage Door
- Brand New Modine Industrial Heater
- Access to paved & fenced in yard
- Individual Electric Meter
- Hot Water Heater

Unit #2

- 3,300 SF
- 14' Ceilings
- Brand New Garage Door
- Brand New Modine Industrial Heater
- Access to paved & fenced in yard
- Individual Electric Meter

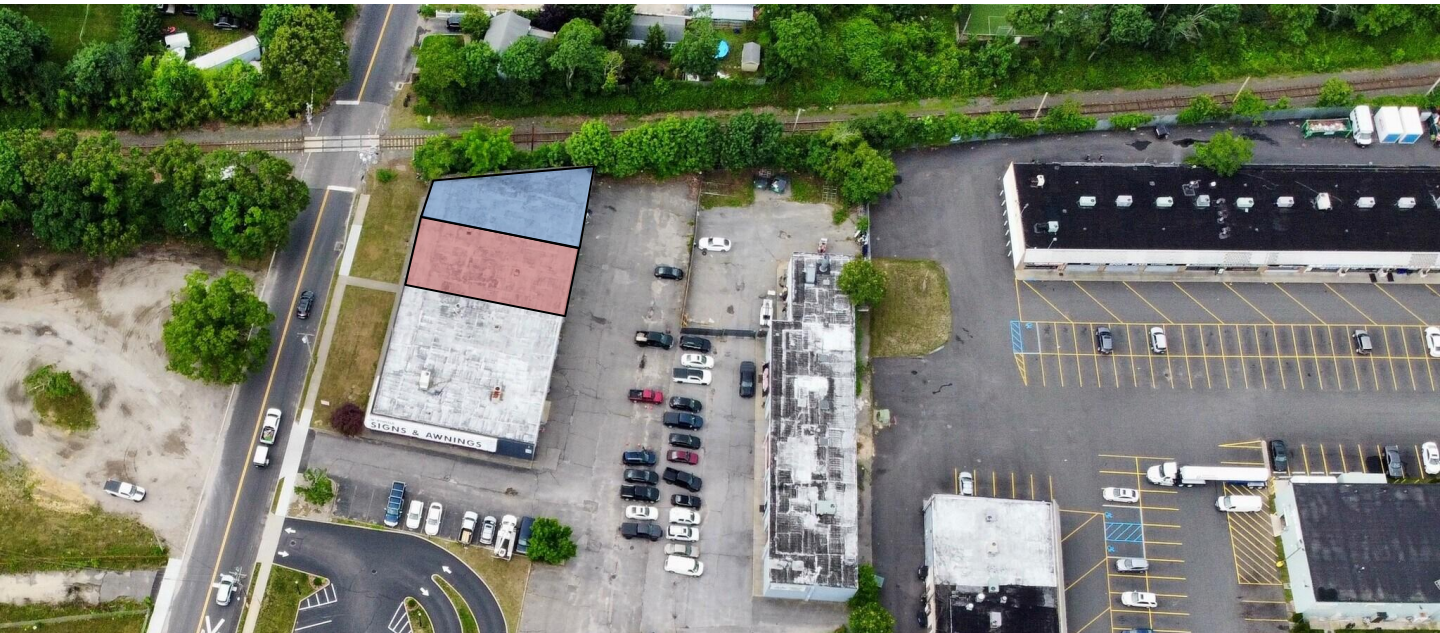


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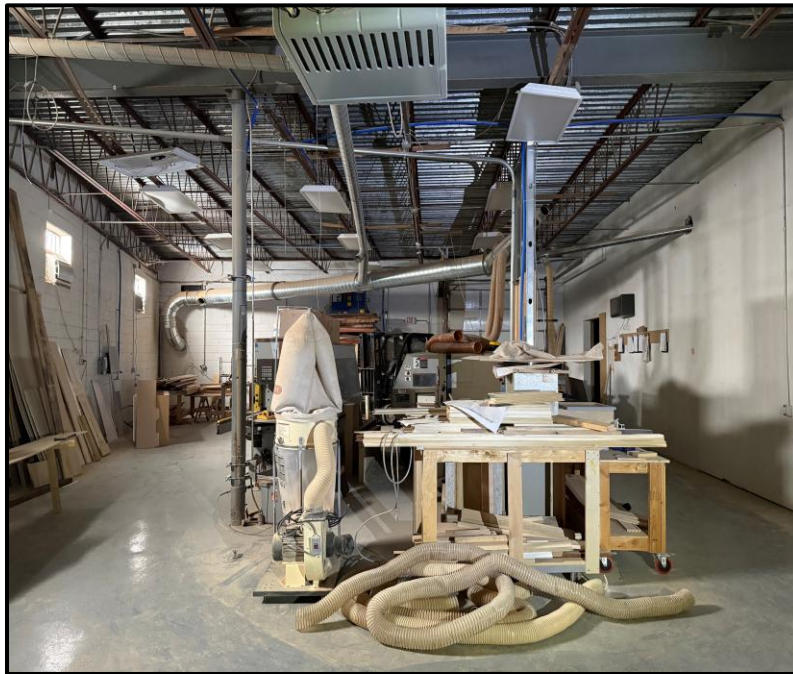
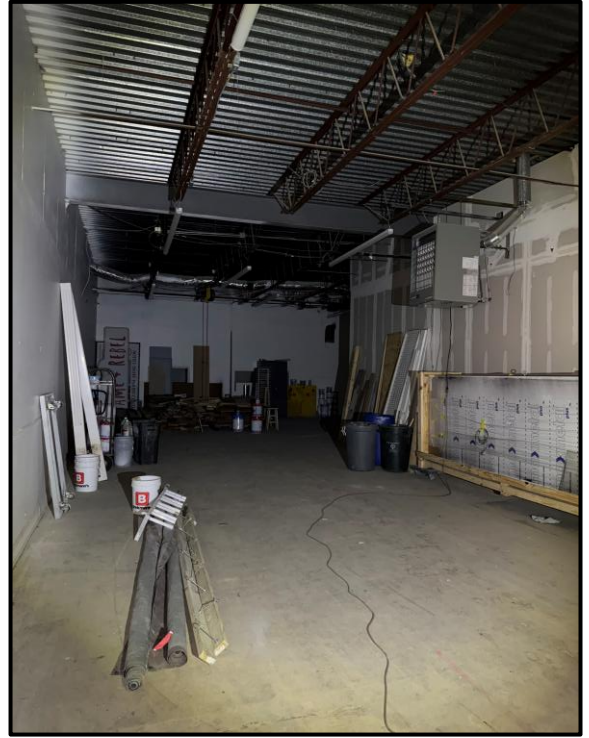


Unit 1

Unit 2



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