



HAMPTONS COMMERCIAL
REAL ESTATE TEAM

FOR LEASE

**2036 County Rd 39A,
Southampton**



Southampton Commercial Space

Highway Business Zoned · Flexible 3,000sf Configuration

Highly visible commercial building offering up to 3,000sf of dedicated office, medical, or service-oriented space in Southampton's newly designated HB (Highway Business) zoning district. This major zoning upgrade now allows a broad suite of commercial uses including professional offices, medical offices, labs, landscaping/horticultural services, automotive parts/supply retail, home furnishings, hardware & building supply, retail nurseries, restaurants (standard / takeout), & more.

Flexible unit sizes and lease terms are available. The building features abundant private parking, strong exposure on Route 27, and a 24/7 automatic backup generator supporting uninterrupted operations.

SURROUNDING NEIGHBORS:

Southampton Optiks, Hampton Jitney, Enterprise, & Ferguson



3,000

SQUARE
FEET

1

REST
ROOM

1.22

LOT
SIZE

\$40/sf

BASE MONTHLY RENT

Flexible

TERM



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