HAMPTONS COMMERCIAL REAL ESTATE TEAM

FOR SALE

30 Miller Rd
Southampton



Southampton Village Flex Building / Headquarters

4,000sf Service Facility on 0.5-Acres Along the North Sea Road Corridor

Rare Southampton Flex Opportunity - Presenting a highly unique **4,000sf** warehouse and service facility situated on a cleared **0.50-acre** parcel in the heart of Southampton Village's Office District. Offering an unprecedented investment or owner-user thesis, this asset fills an acute shortage of service-oriented industrial space within one of the East End's most tightly held commercial real estate markets.

Prime Corridor & High Visibility - Positioned along North Sea Road, the primary north-south commercial artery into Southampton Village, the site benefits from continuous high-volume exposure to thousands of vehicles per day. Its central placement within the Office District offers seamless connectivity for service vehicles, client visits, and regional distribution, establishing an ideal operational base.

Robust Site Infrastructure & Access - Built for utility and efficiency, the 4,000sf structure features three drive-in roll doors that comfortably accommodate commercial fleets, heavy equipment, or automotive bay setups. Historically anchored by long-term trade users including plumbing and landscape operations, the entire 0.50-acre footprint is cleared and paved, maximizing outdoor staging, inventory storage, and vehicle capacity.

Versatile Value-Add & Leasing Potential - Designed to adapt to changing market dynamics, the footprint readily accommodates single-tenant occupancy or seamless division into a multi-tenant flex layout. Given the extreme rarity of garage and flex warehouse inventory within Southampton Village, investors and users can leverage the property's adaptable layout to command top-of-market rental rates or establish a long-term flagship operation.

Surrounding Neighbors -
Clamman Seafood, Hertz, Fowler's Garden Center, McDonalds, 7-Eleven, Peconic Prime Meats, Southampton Tire, Cumberland Farms, Snow White Laundry, US Post Office, Red Horse Market, Dime Bank, Union Burger Bar



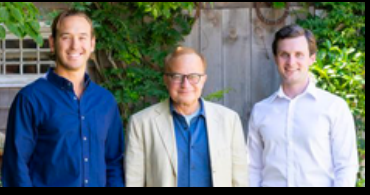




Inquire
ASKING PRICE

4,000sf
WAREHOUSE

0.5ac
LOT SIZE



The Hamptons Commercial Real Estate Team

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