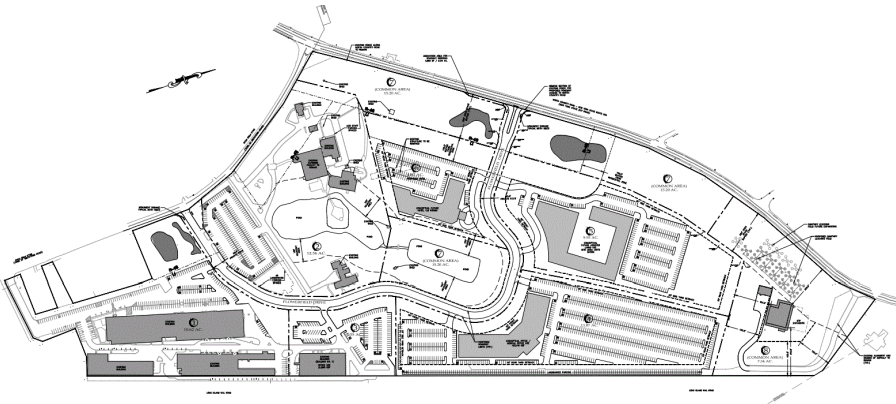


For Sale Or Lease FLOWERFIELD PARK

ST. JAMES, NEW YORK

Property Is Available For As-Of-Right Industrial Zoned
Use Or As Mixed-Use Subdivision Plan Listed Below



FIS DEVELOPMENT PLAN
•• 125 ROOM HOTEL (25 FEWER THAN DEIS BASE PLAN)
•• 153,110 S.F. NEW OFFICE / MEDICAL OFFICE (23,110 S.F. MORE THAN DEIS BASE PLAN)
•• 250 ASSISTED LIVING UNITS (30 MORE THAN DEIS BASE PLAN)

- FOR AS-OF-RIGHT INDUSTRIAL USES,
- **CLICK THIS LINK**
- <https://ecode360.com/attachment/S/M0115/SM0115-322i%20ID-TUSER.pdf>

DEVELOPMENT FEATURES

Location	1 Flowerfield, St. James, NY
Acreage	Approximately 62.38 Acres Total
Zoning	As of Right LI Industrial – Town of Smithtown
Existing Conditions	Existing approximately 135,400 SF mixed-use Class C Industrial Building Complex - 3 buildings on 10.62 acres.- Additional building on 3.35 Acres
Preliminarily approved lots and uses	Subdivision Plan Submitted to Town for 8 Lot Development Plan – Property has received preliminary approval.
Proposed Lots & Uses	134,800 SF Medical Office/R&D, 250-Room Senior Assisted Living, 125-Room Hotel, Existing approximate 135,400 SF Industrial Complex to Remain – In Preliminary Approved Plan For a Complete list of As of Right Uses- Click This Link https://ecode360.com/attachment/S/M0115/SM0115-322i%20ID-TUSER.pdf
Sanitary System	On-Site Sewage Treatment Facility, Roadways & Drainage to be Built



For more information, please contact:

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PROPERTY PHOTOS

