

# For Lease

858 Middle Country Road, Middle Island



Optimal for Medical Office Use  
Freestanding Specialty Building  
Visibility & Access



## Property highlights

- Interior and exterior facility built to current code for prior use as licensed childcare center
- 10,000 SF building with 5,000 sf outdoor space with privacy fence surrounding
- Reception area with private office, separate work/copy room
- 12 rooms featuring (built out for childcare rooms):
  - Plumbing, private restrooms
  - Refrigerators, microwaves, cabinetry
  - Doors to exterior
- Large meeting/waiting area adjacent to reception
- Additional restrooms, janitorial closet in main corridor
- Staff breakroom with refrigerator, microwave and lockers
- Commercial kitchen featuring three (3) microwaves, commercial sink, separate hand washing sink, industrial refrigerator
- Laundry room
- Highly visible from major roadways, abundant parking with area for doorstep drop-offs

Reception Area



Central corridor off reception connects rooms. Features separate restrooms, janitor closet



Employee Breakroom



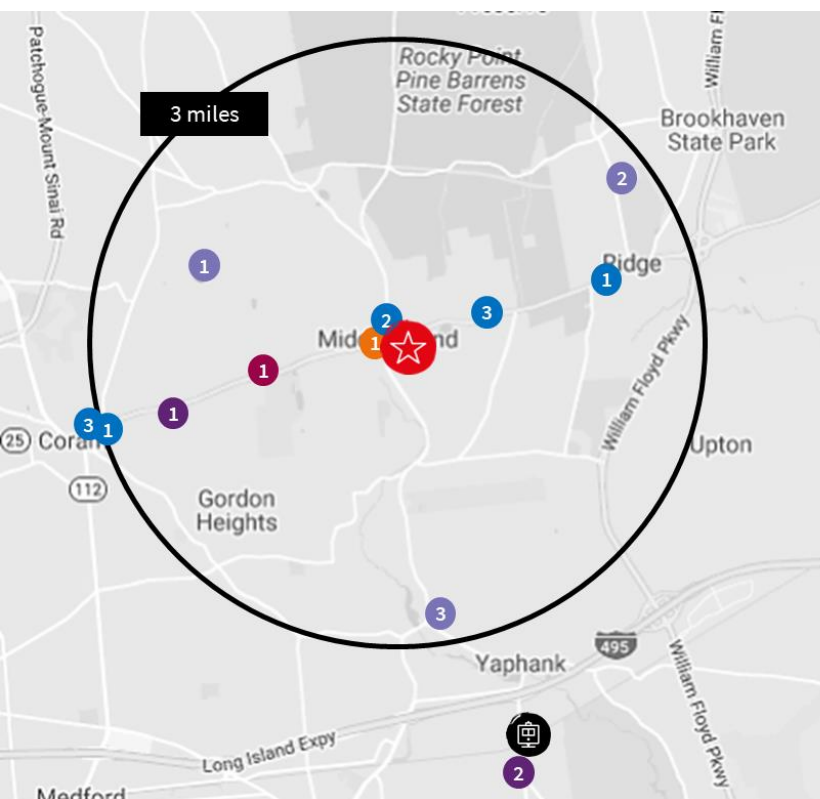
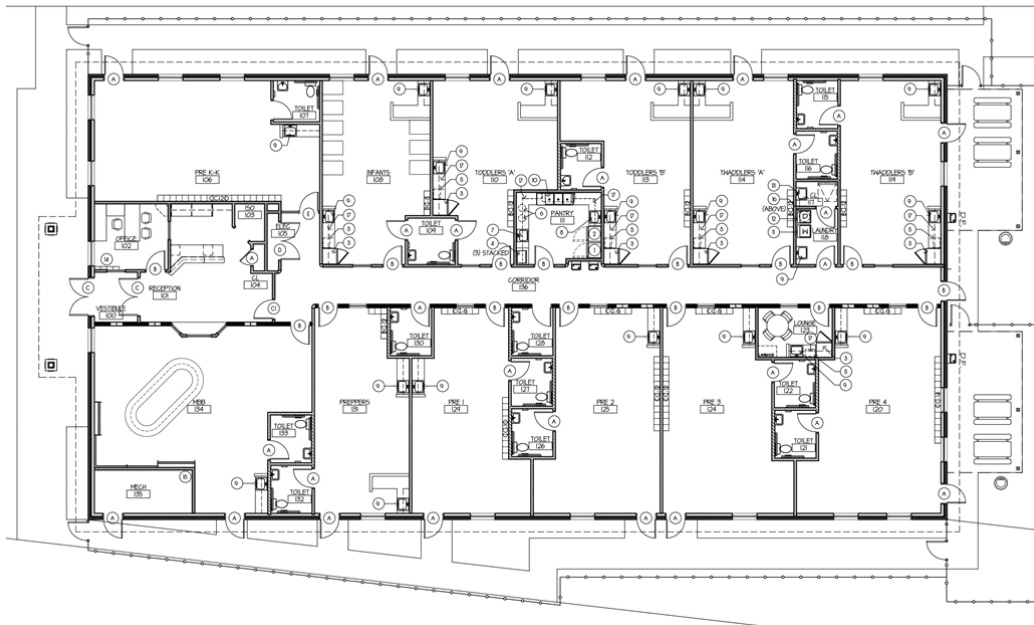
In-room plumbing & appliances



Doors to Exterior



# Ground floor plan



## Area Amenities

- **Elementary Schools:**
  1. West Middle Island Elementary Schools
  2. Ridge Elementary School
  3. Charles E. Walters Elementary School
- **Government Buildings:**
  1. Suffolk County Social Services
  2. Suffolk County Police Department
- **Medical:**
  1. Caring Family Medical
- **Library:**
  1. Longwood Public Library
- **Restaurants:**
  1. Dunkin Donuts
  2. Friendly's
  3. McDonald's
- 🚉 **Train:**
  1. Yaphank LIRR
- ★ **858 Middle Country Road  
Middle Island, NY**

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