

For Lease

858 Middle Country Road, Middle Island

Freestanding Specialty Building
Former Daycare Center



Property highlights

- 10,000 SF building with 5,000 SF outdoor play space
- Interior and exterior facility has been built to current code for licensed childcare center
- Reception area with private office, separate work/copy room
- 12 childcare rooms featuring:
 - Private child-size restrooms
 - All rooms have doors to exterior
 - Infant and early childhood rooms have microwaves and refrigerators
- Staff breakroom with refrigerator, microwave and lockers
- Commercial kitchen featuring three (3) microwaves, commercial sink, separate hand washing sink, industrial refrigerator
- Laundry facilities on site
- Separate toddler and early childhood playgrounds on exterior
- Privacy fence surrounding facility



For Lease

Reception area



Infant room



Toddler room



In-classroom kitchen facilities



Pre-K room

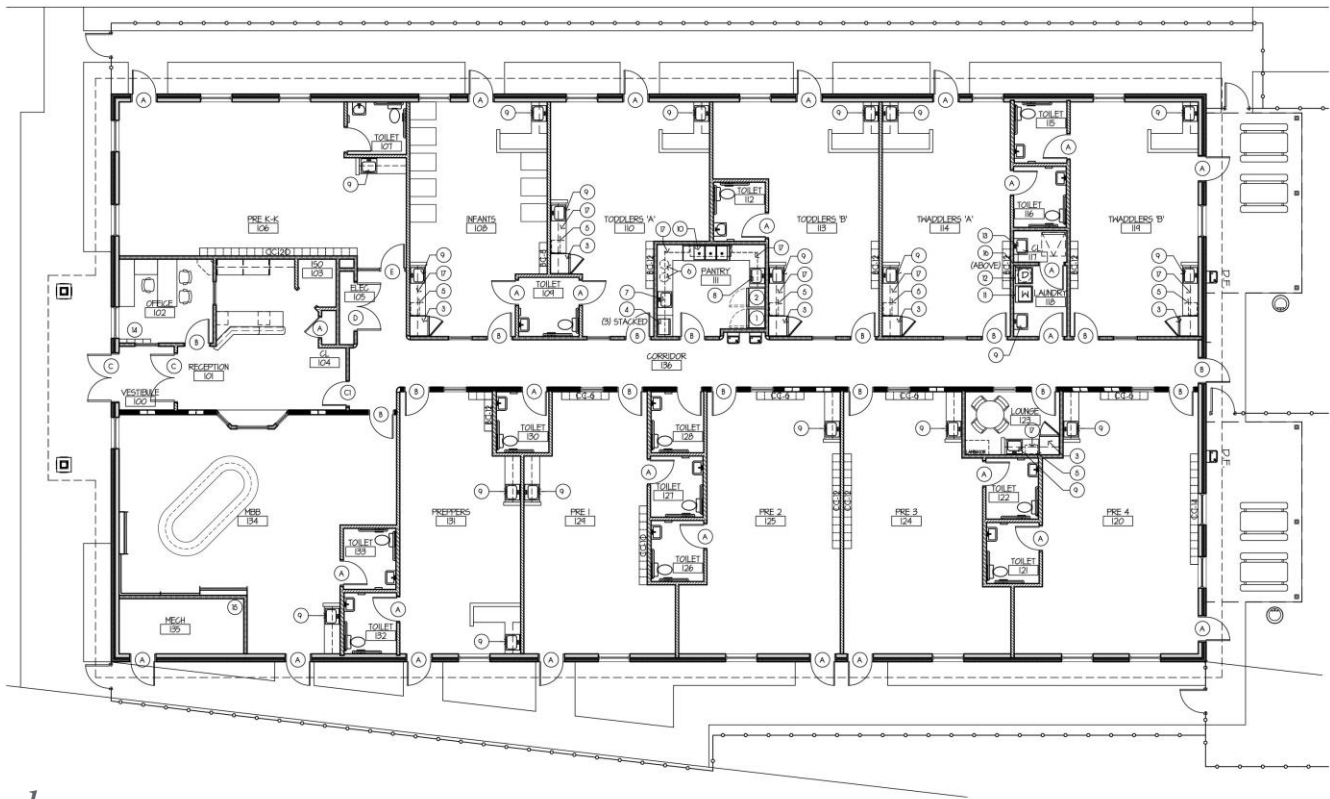


Staff break room

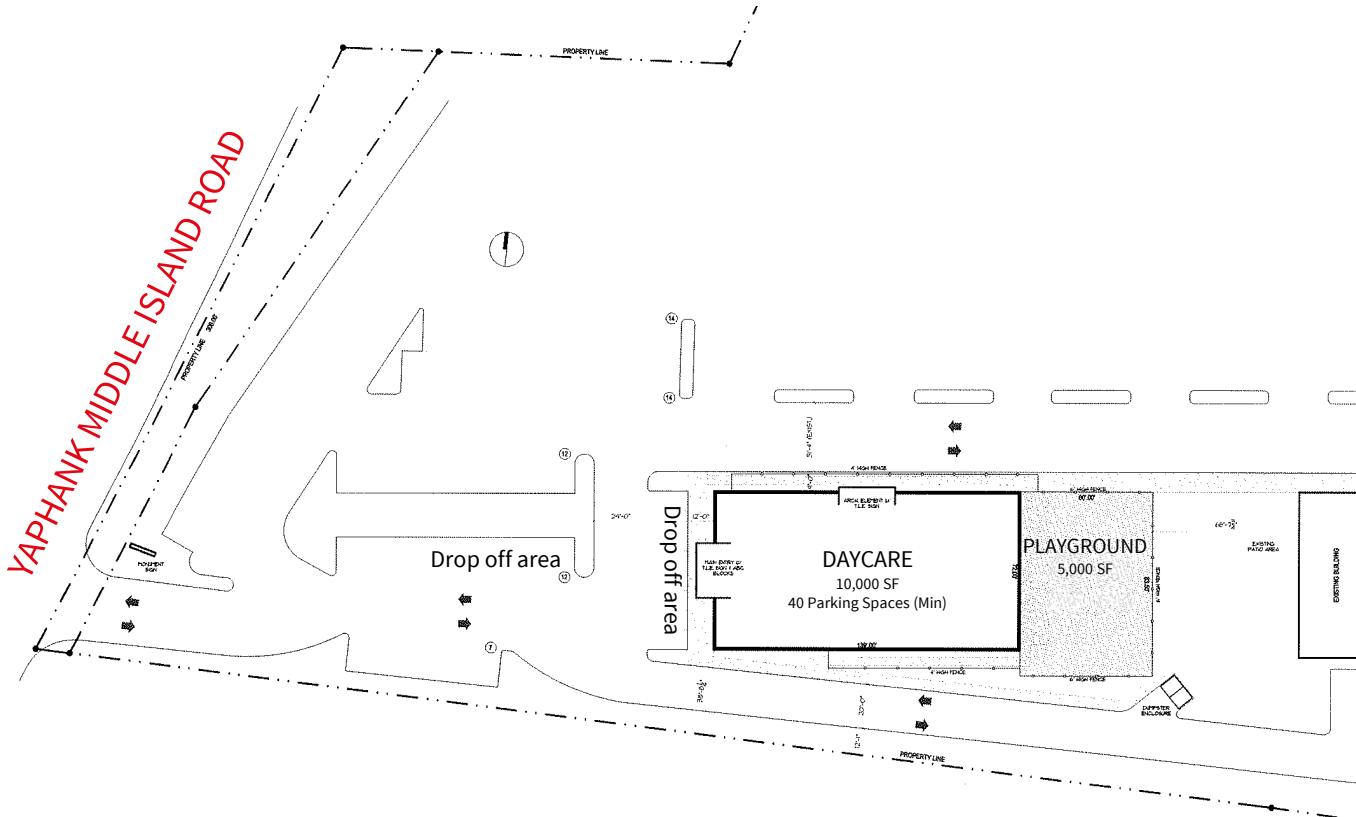


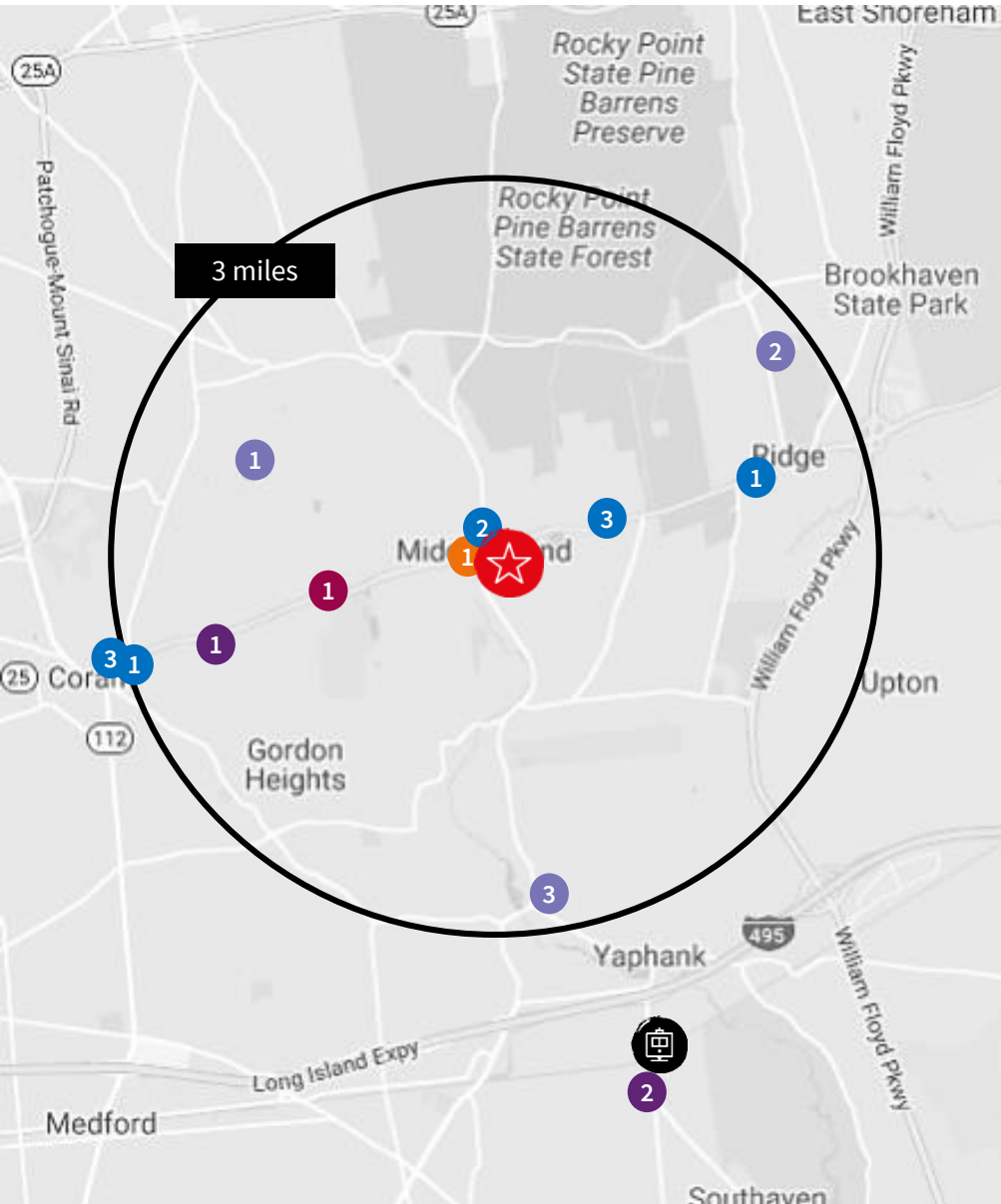
858 Middle Country Road, Middle Island

Ground floor plan



Site 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**



For more information, contact:

Ray Ruiz
+1 631 962 2890
ray.ruiz@am.jll.com

Marianne Dugan
+1 631 962 2891
marianne.dugan@am.jll.com

John A. Nielsen
+1 631 962 7382
Johna.nielsen@am.jll.com