



The Final Piece Of The Puzzle: Officials Break Ground For Last Hampton Business District Building



9 Photos

Kitty Merrill on Jul 25, 2022



With ceremonial shovels in hand last week, officials and developers broke ground for the last building in the Hampton Business District in Westhampton.

Adjacent to Francis S. Gabreski Airport, the district was conceived by cousins Gregg and Mitchell Rechler, whose firm,

Rechler Equity Partners, leases the land from Suffolk County. In 2009, the Rechlers signed a 40-year lease with the county for a 50-acre tract of land with a future development plan of approximately 500,000 square feet of warehouse industrial space at the airport.



The lease was expected to generate \$7 million in rental revenue over the first 10 years, and an estimated \$40 million over its lifetime.

When the lease was being negotiated, then-County Executive Steve Levy envisioned a high-tech hub offering high-end careers, anchored by a 145-room hotel. Over time, the focus shifted from a high-tech park to a place that offered rental units to varied types of businesses.

Last week's groundbreaking on July 19 for the final of five buildings, dubbed 230 Roger's Way, brings the cousins' vision near fruition.

Once opened, the 100,483-square-foot building will offer tenants divisible warehousing space, built-to-suit office space, sewer connectivity, multiple loading docks, 182 parking spaces, 22-foot-high ceilings, an ESFR sprinkler system, outdoor storage, and more, bringing over a decade of development and economic investment to a denouement.

"The construction of this final building of the Hampton Business District is an important moment for our organization," said Mitchell Rechler, co-managing partner of Rechler Equity Partners, in a release touting the effort. "In 2009, we set out to provide a solution in terms of industrial space for the under-served East End of Long Island, and the results we see today speak for themselves."

The final structure is located at the rear of the property behind its notable neighbor, the huge Amazon hub. An e-commerce warehouse replete with a conveyor system, it will be used as a last mile fulfillment center for package orders for customers on the East End.

An 88,060-square-foot building, the warehouse is located at 245 Rogers Way and 105 Collins Way with frontage on Old Riverhead Road in the northern corner of the Hampton Business District.

In all, the 385,000-square-foot Hampton Business District comprises five buildings. Neighbors across from Amazon and

230 Roger's Way are home to 17 businesses and include a variety of manufacturing, warehousing, office and showroom space. AC Lighting and Electric Supply, United Refrigeration, Westhampton Beach Brewing Company, Tate's Bake Shop and Restoration Hardware have all found homes in the district.

Fifty thousand square feet at 230 Roger's Way has already been preleased, and the remaining 50,000 square feet is divisible to fit the specific needs of future tenants.



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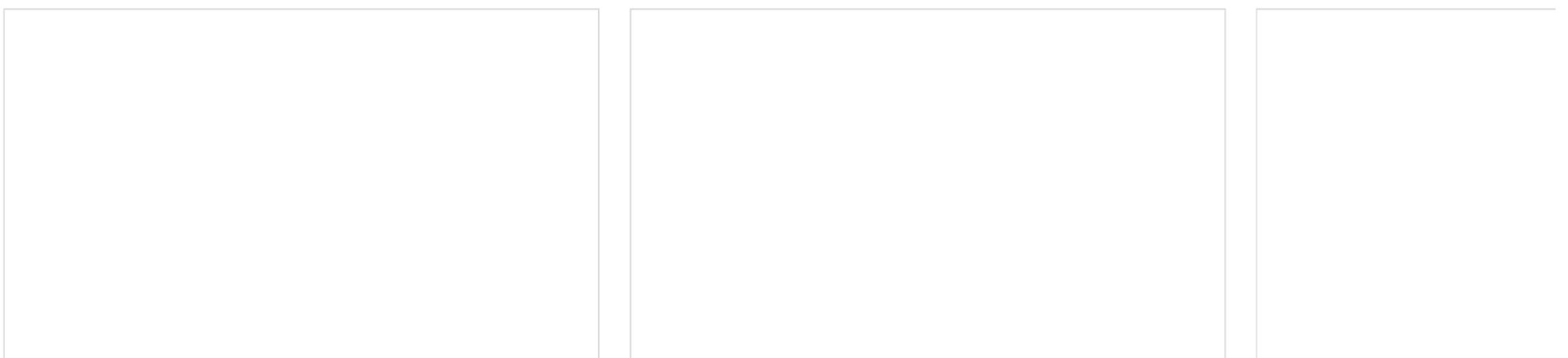
"230 Roger's Way is another example of our vision to provide industrial space that can serve businesses of all shapes and sizes," commented Gregg Rechler, who manages Rechler Equity Partners with Mitchell. "We want to give our tenants the tools to grow and support them every step of the way."

County Executive Steve Bellone agreed at the July 19 groundbreaking ceremony. "The Hampton Business District has provided Suffolk County's East End a place where local businesses can grow and prosper," he said, extolling the complex and the Rechlers for developing an "important investment in our economy."

"It is great to see the Hampton Business District continue to grow and strengthen the regional economy," said Southampton Town Supervisor Jay Schneiderman. "The business district is home to many new and growing businesses that help keep the promise of providing local jobs, which is so critical to our area," he added.

Administrations helmed by town supervisors Patrick Heaney and Linda Kabot worked on crafting a master plan for the airport property. Originally a World War II air base, the site was turned over to Suffolk County in 1969. In 1991, it was named for Colonel Francis Stanley Gabreski, a decorated World War II and Korean War veteran, who also commanded the Suffolk County Airport late in his career.

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