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**FOR IMMEDIATE RELEASE**

## Dolgin Family Acquires BluePoint Brewery Building in Patchogue, NY

(Patchogue, N.Y. – September 26, 2019) – [Kalmon Dolgin Affiliates](#) (KDA) and KND Management Co., Inc. announce the purchase of the Anheuser Busch/BluePoint Brewery Building at 225 W. Main Street in Patchogue, NY by Bud and Brewery LLC, a Dolgin family investment entity. Kalmon Dolgin and Neil Dolgin, co-presidents of Kalmon Dolgin Affiliates, made the announcement.

Originally the site of a fabric and lace mill in the late 19<sup>th</sup> Century, the building was subsequently razed and reconstructed by the Knapp family as the long-time home of the family-owned Swezey Department Store. The current property includes more than 100,000 square feet of space on nearly 10 acres situated between the YMCA and Patchogue Lake, with great water views and an iconic clock tower as its focal point.

After Swezey's closed in 2003 the asset was taken over by Briarcliff College and used for classrooms and administrative headquarters. Upon Briarcliff announcing their plan to close that facility, the Blue Point Brewery brand signed on to move its entire operations to property, including brewing operations, tasting rooms, administrative offices and an entertainment and restaurant venue. Large facilities available in the area are rare and the brewery managers wanted to remain in Patchogue. The facility filled their criteria of providing high ceilings needed to fit the fermenters and was a perfect fit, despite an interior filled with small classrooms.

BluePoint undertook a multi-million-dollar renovation that included removing over half of the second floor to accommodate a brewery equipped with the most modern processing equipment and gut-renovated the remaining portions of the building to accommodate ancillary functions. Longtime BluePoint patrons eagerly greeted the opening of this new location, lining up for admission to the entertainment venue portion as well as the tasting rooms and restaurant. BluePoint closed its smaller facility on River Avenue about a half-mile away - where it had been since 1998 - when the new location became available.

"The ongoing, long-term BluePoint lease has solidified the surging economic fortunes of Patchogue, and the Dolgin Family is pleased to be part of this exciting venture," said Kal Dolgin. "This acquisition cements our presence in Suffolk County, adding to our medical portfolios in Stony Brook and East Setauket, NY, and more than 150,000 square feet of industrial space in Holtsville, NY."

The fourth-generation real estate family owns and manages properties throughout the country, specializing in repositioning and upgrading commercial real estate, actively managing them through KND Management and insuring their viability through their brokerage arm, Kalmon Dolgin Affiliates.

Founded in 1904, Kalmon Dolgin Affiliates offers over a century's worth of experience in the management, sale, leasing and marketing of commercial and industrial property throughout the New York Metropolitan region. In addition to its staff of 35 brokers, Kalmon Dolgin Affiliates, through its subsidiary, KND Management Co., Inc., operates a portfolio of over six million square feet of industrial, office, medical and retail space in ten states. Their highly-trained professionals offer a practical, street-wise approach to real estate, supported by the latest in real estate management and research technology and four generations of unparalleled expertise.