



FOR SALE | LEASE POSSIBLE · ATLANTIC PROPERTY SERVICES

28 OLD DOCK ROAD 12,000

Yaphank, New York

SQUARE FEET

\$3,350,000 ASKING PRICE	Lease LEASE POSSIBLE	16' CLEAR HEIGHT	4 Drive-In LOADING	800 AMPS POWER	1 Acre LOT SIZE
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ATLANTIC PROPERTY SERVICES

James Dunn: 516-729-0079 · Trevor Dunn: 631-834-2800 · atlanticproperty.com

INDUSTRIAL WAREHOUSE SPACE

Well-Maintained Industrial Facility

12,000 SF industrial building on 1 acre · 4 drive-in doors · 16' clear · 800 AMPS · Full sprinklers



BUILDING SIZE	OFFICE SPACE	CEILING HEIGHT	LOADING
12,000 SF±	Available	16' Clear	4 Drive-In Doors
POWER	SPRINKLERS	HEAT	YEAR BUILT
800 AMPS	Full System	Gas	2008

■ PRICE REDUCED · WAS \$3,500,000

\$3,350,000
NEW ASKING PRICE

For Sale · Lease Possible

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INTERIOR · EXTERIOR · WAREHOUSE SPACE

Expansive Industrial Facility

12,000 SF with office space, drive-in loading, clear-span warehouse & secured outdoor yard



WAREHOUSE INTERIOR · 16' Clear Height · Drive-In Access



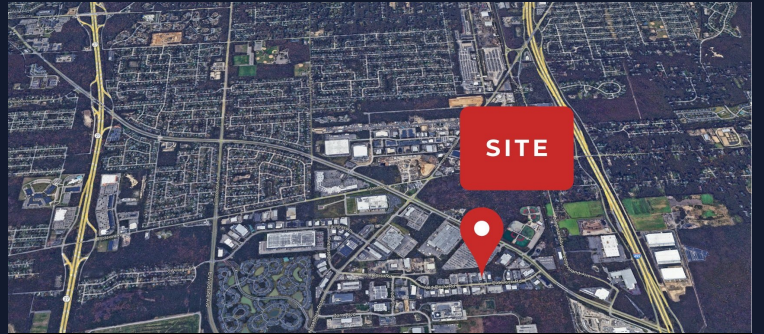
WAREHOUSE · Clear Span Interior



OFFICE / SHOWROOM SPACE



AERIAL VIEW · Site & Surrounding Area



LOCATION MAP · Minutes from LIE Exit 67

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