

OFFERING MEMORANDUM

1.5 Acre Industrial Land for Sale- Yaphank NY

INDUSTRIAL LAND FOR SALE



Commercial



ellimancommercial.com

© 2014 Google

EXECUTIVE SUMMARY

Industrial Land for Sale- Yaphank NY

Sale Price:	\$1,300,000	Lot Size:	1.5 Acres
Zoning:	L1 - Industrial	Frontage:	200 Feet
Section, Lot & Block:	776-2-2	Taxes:	\$3,791.00

****Adjacent to 95 Horseblock Rd, Yaphank NY 11980

Property Overview

Excellent Opportunity to purchase 1.5 Acres in Brookhaven Zoned Industrial L1 (Light Industry). This 1.5 Acre lot is strategically located on the border of Bellport and Yaphank. With 200 feet of frontage this highly visible lot is situated one lot from the corner of Horseblock Road and County Road 101 (East Patchogue-Yaphank Road). Located in close proximity to major thoroughfares, Sunrise Highway, Long Island Expressway and convenient to Patchogue, Bellport commuter rails.

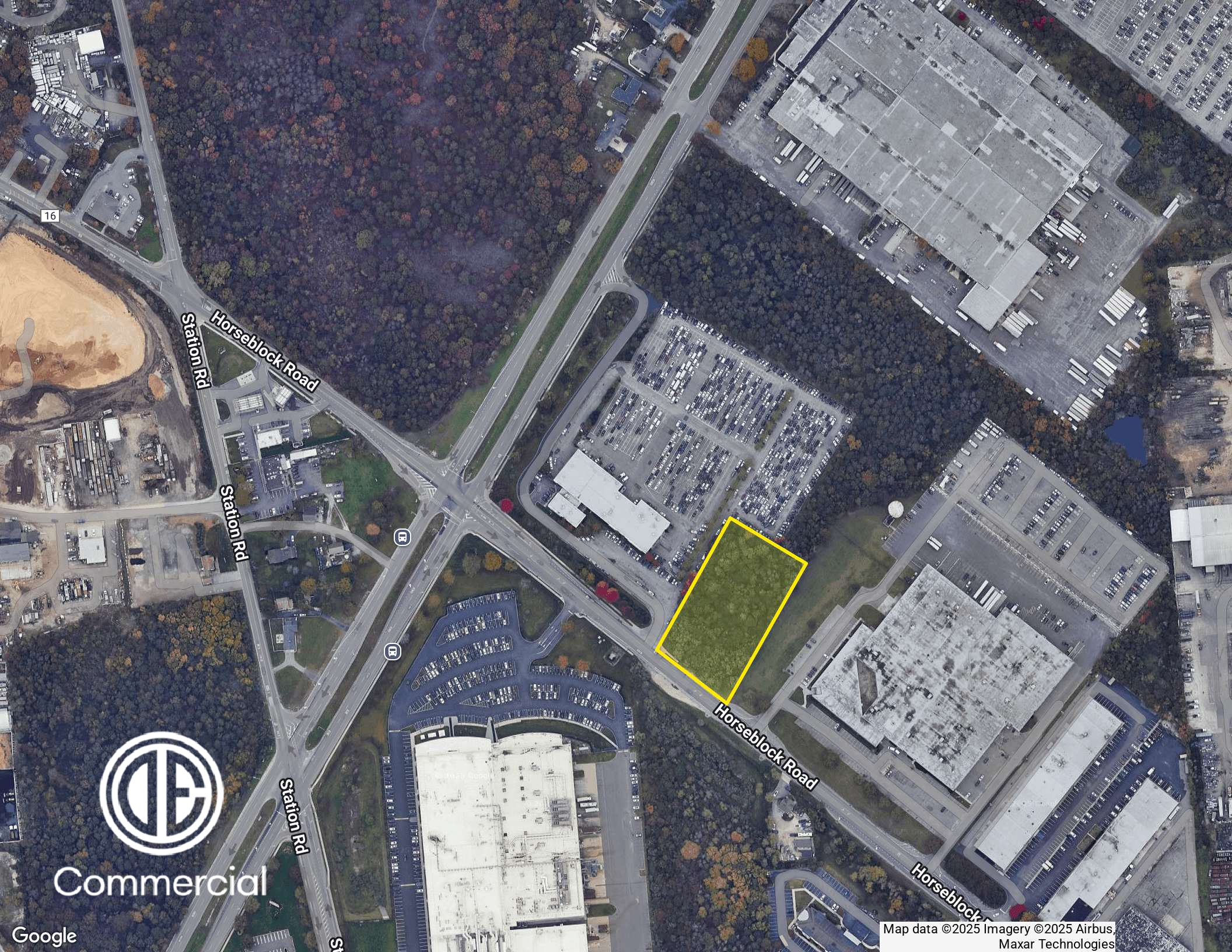
Property Highlights

- 1.5 Acres Zoned Industrial L1
- Situated on heavily traveled Horseblock Rd in Industrial Hub
- Minutes to Sunrise Highway, Long Island Expressway
- 200 Feet of Frontage

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com



16

Station Rd

Horseblock Road

Station Rd

16

16

Station Rd

Horseblock Road

Horseblock Road



Commercial

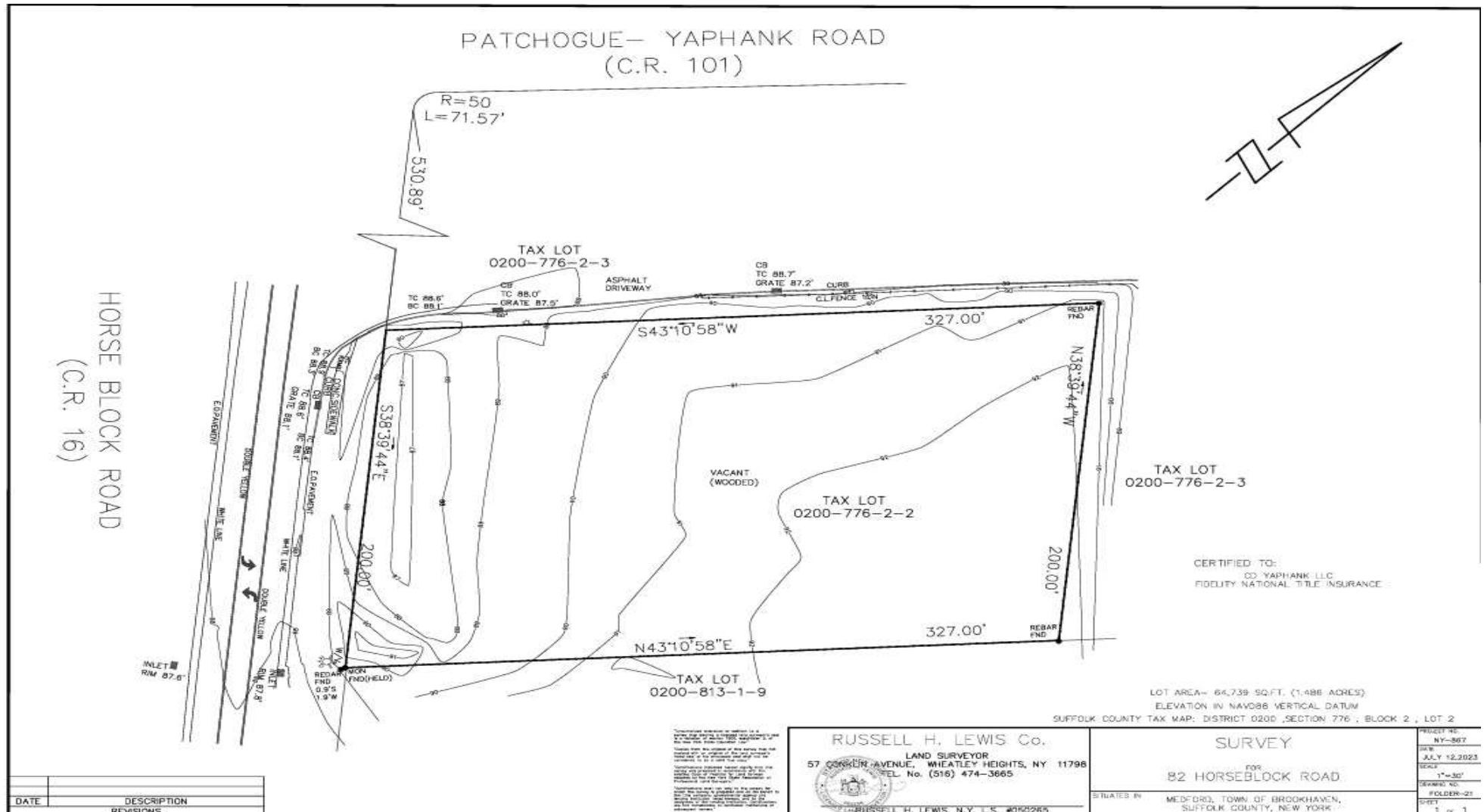
Google

Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies



1.5 Acres

Industrial Land for Sale- Yaphank NY



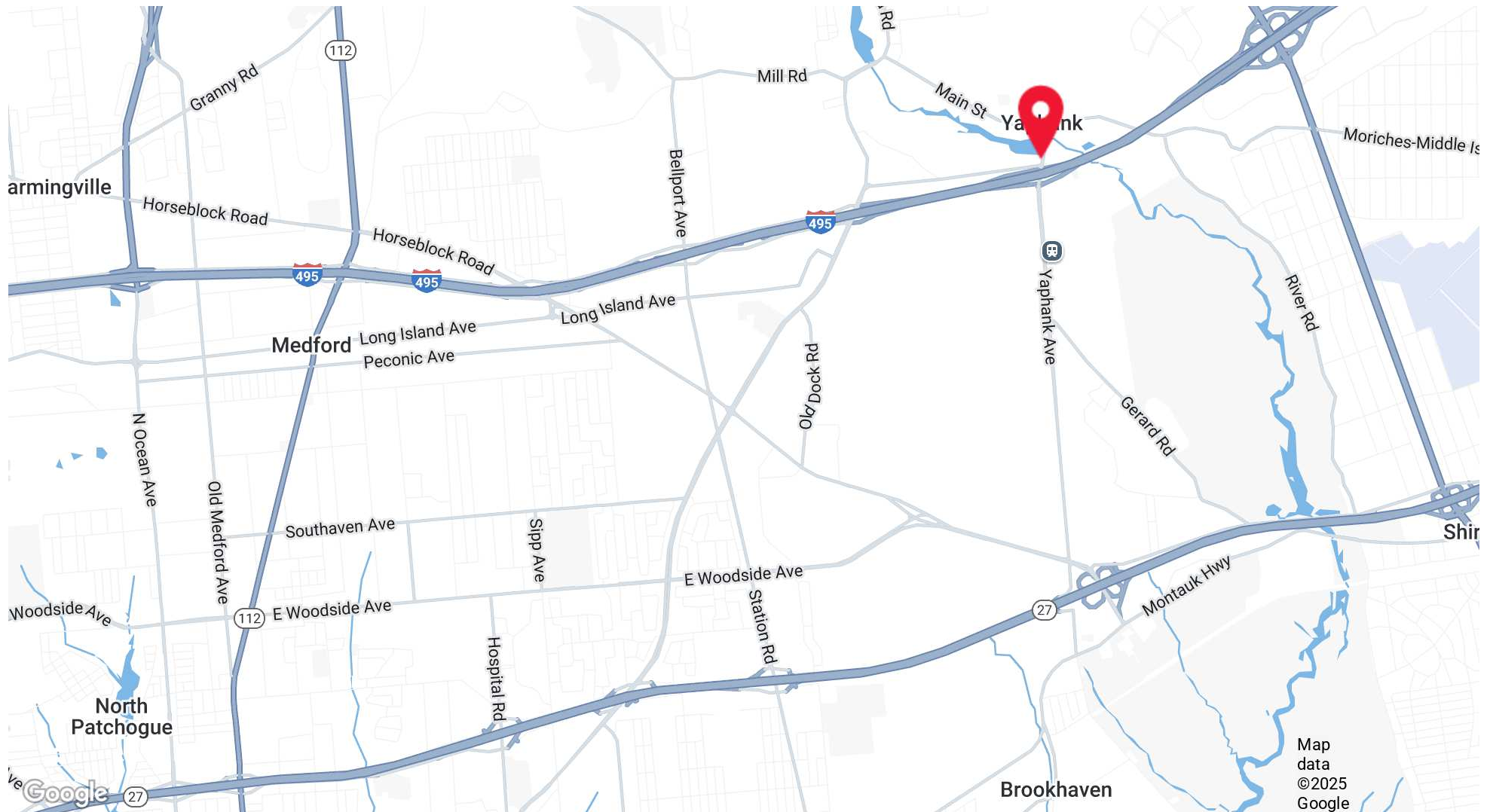
Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronthal@elliman.com

REGIONAL MAP

Industrial Land for Sale- Yaphank NY



Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker

516.439.6789 Email: michael.gronenthal@elliman.com

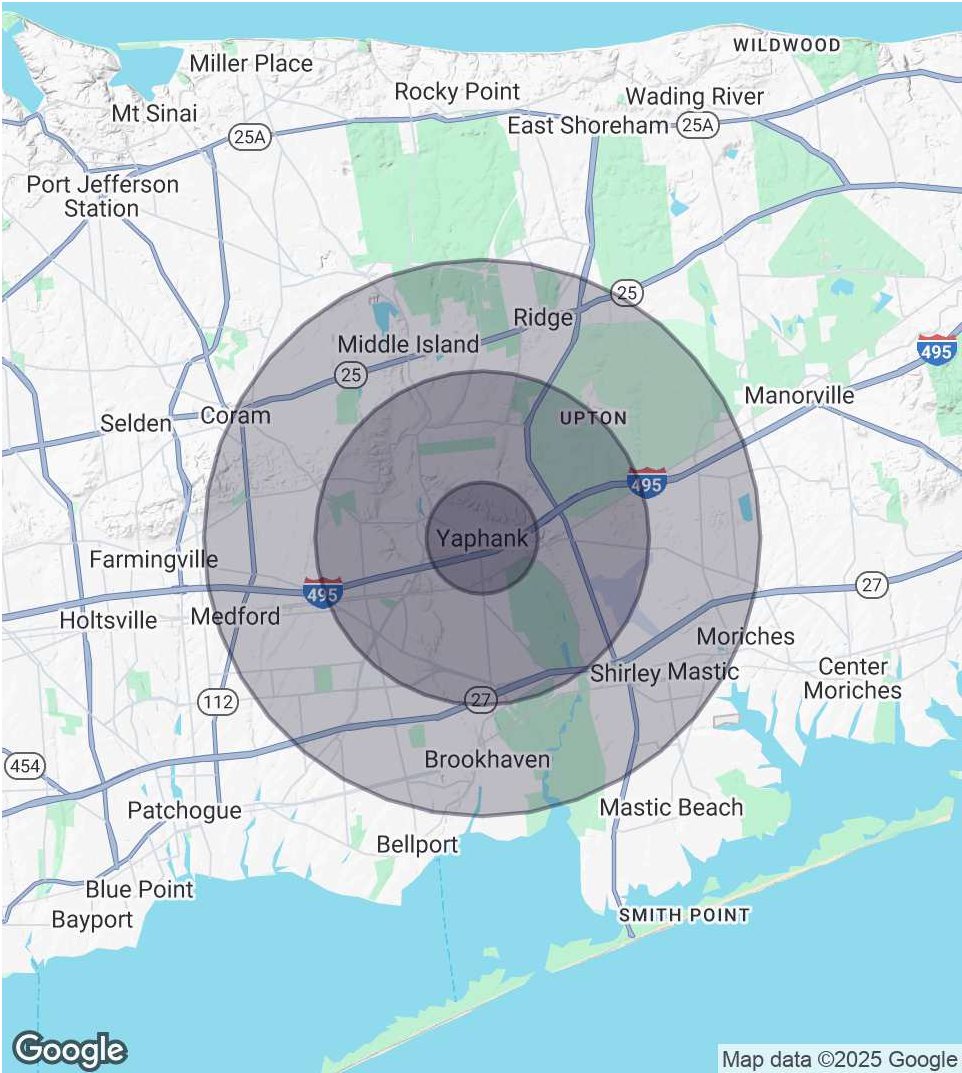
DEMOGRAPHICS MAP & REPORT

Industrial Land for Sale- Yaphank NY

Population	1 Mile	3 Miles	5 Miles
Total Population	4,706	42,063	137,613
Average Age	39	41	42
Average Age (Male)	38	40	41
Average Age (Female)	40	42	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,616	13,625	47,536
# of Persons per HH	2.9	3.1	2.9
Average HH Income	\$129,561	\$137,996	\$142,254
Average House Value	\$449,139	\$486,530	\$487,248

Demographics data derived from AlphaMap



Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

Industrial Land for Sale- Yaphank NY

EXCLUSIVELY REPRESENTED BY:



Michael Gronenthal

Licensed Associate Real Estate Broker

516.439.6789

Email: michael.gronenthal@elliman.com



550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com



THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405
© 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.