



## 5-7 Todd Ct.

5 -7 Todd Court  
Yaphank, New York 11980

### Property Highlights

- LIE (Rte 495) and Sunrise Highway (Rte 27) access to property
- Private elevator to space
- Five (5) private offices
- Conference room
- 15 designated parking spaces
- Priced well below market

### Property Overview

3,000 sq ft office space within a larger industrial Building. Second-floor space with elevator service. Five (5) private office, conference room, reception/open workstation area, large storage area, two (2) private bathrooms. Fifteen (15) designated parking spaces. It is priced to lease quickly.

### Offering Summary

<b>Lease Rate:</b>	\$12.50 SF/yr (MG)
<b>Building Size:</b>	29,186 SF
<b>Available SF:</b>	3,000 SF
<b>Lot Size:</b>	3.03 Acres

### Demographics 0.5 Miles 1 Mile 1.5 Miles

<b>Total Households</b>	220	1,496	3,023
<b>Total Population</b>	536	4,113	9,047

### For More Information

#### Richard Witt

O: 631 761 6887  
rwitt@nailongisland.com

#### Lee Rosner

O: 631 761 6886  
lrosner@nailongisland.com

### Property Description

3,000 sq ft office space within a larger industrial Building. Second-floor space with elevator service. Five (5) private office, conference room, reception/open workstation area, large storage area, two (2) private bathrooms. Fifteen (15) designated parking spaces. It is priced to lease quickly.

### Location Description

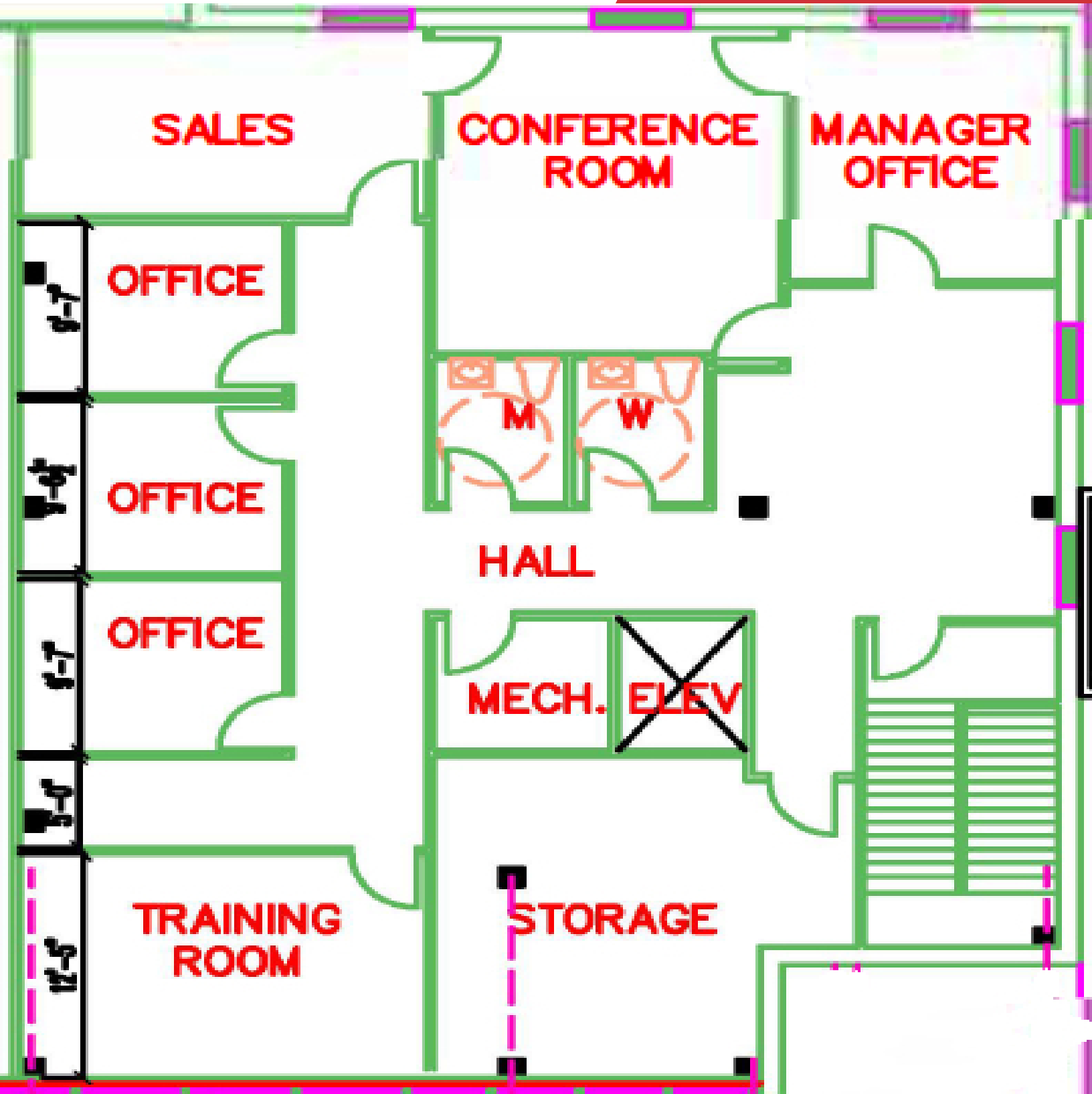
Introducing 5-7 Todd Court, Yaphank, NY – an industrial property boasting a prime location on Long Island. Nestled near the intersection of the Long Island Expressway and Sunrise Highway, this property offers convenient access and visibility. The available 3,000 square foot office space on the second floor provides a versatile and spacious environment for your business needs.

Situated in Yaphank, a town known for its industrial and commercial significance, this property is surrounded by a thriving business community. The strategic placement near major highways ensures seamless connectivity, making transportation and logistics efficient for both employees and clients.

The second-floor office space is not only functional but also offers a professional and modern atmosphere. With ample square footage, it accommodates various office configurations, meeting rooms, and collaborative spaces. Large windows provide abundant natural light, enhancing the workspace environment.

This location caters to businesses seeking a combination of accessibility, functionality, and a thriving business community. Whether you're in manufacturing, distribution, or any industry that values proximity to key transportation routes, 5-7 Todd Court, Yaphank, NY, is poised to meet your business requirements with its prime industrial property and available office space.

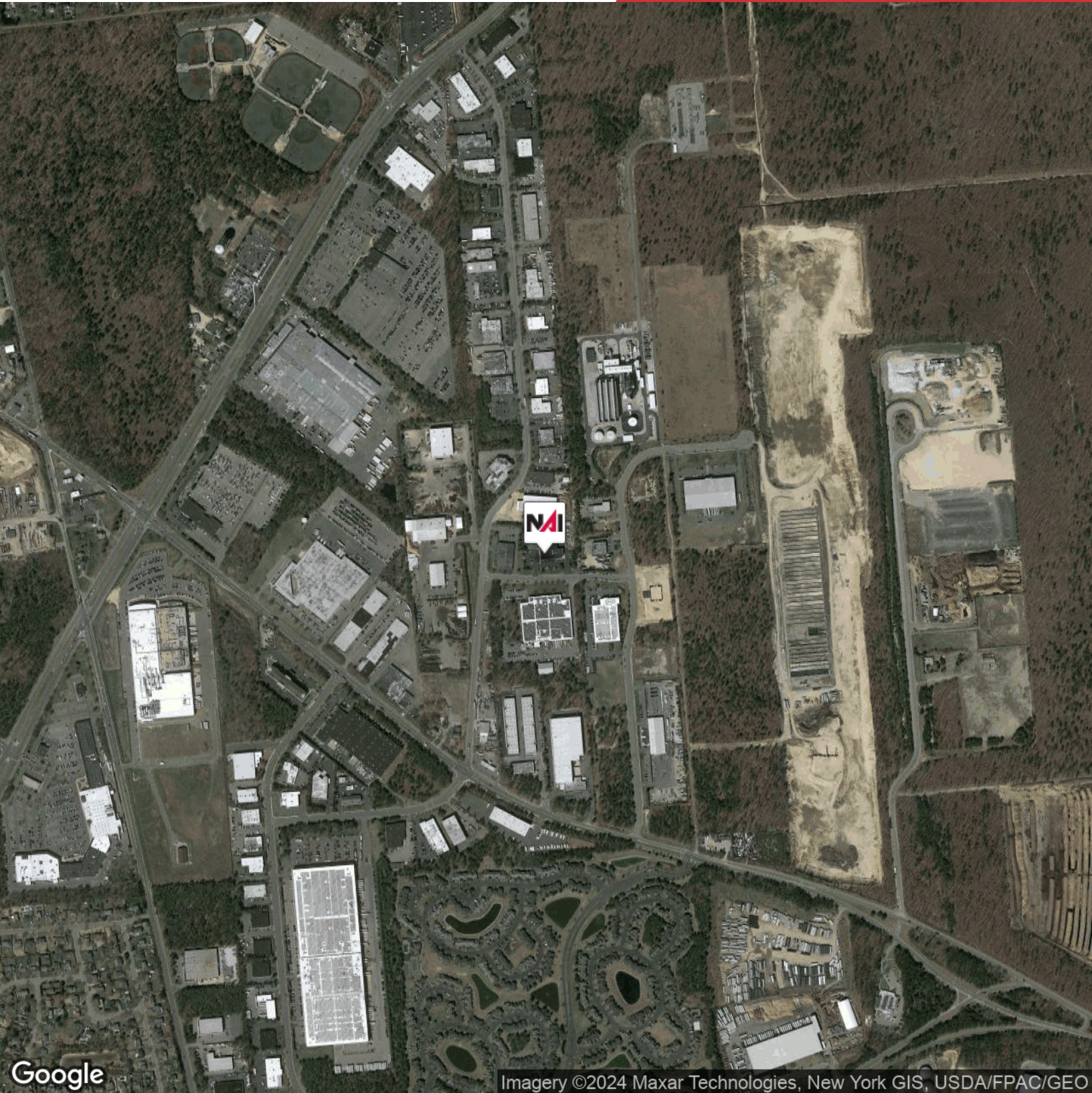






We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1601 Veterans Memorial Highway, Suite 420  
Islandia, NY 11749  
631 232 4400 tel  
[nailongisland.com](http://nailongisland.com)

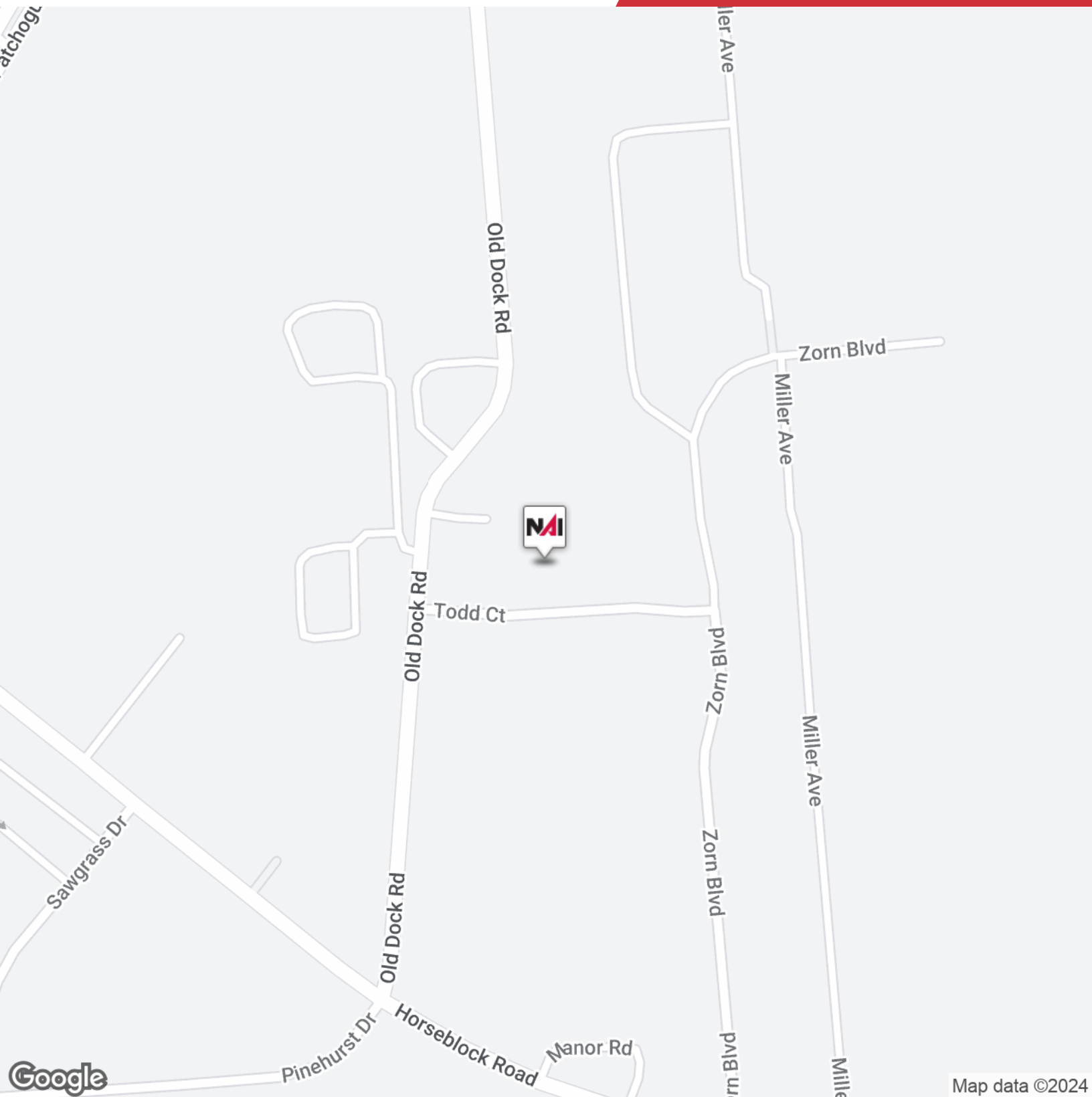


Google

Imagery ©2024 Maxar Technologies, New York GIS, USDA/FPAC/GEO

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

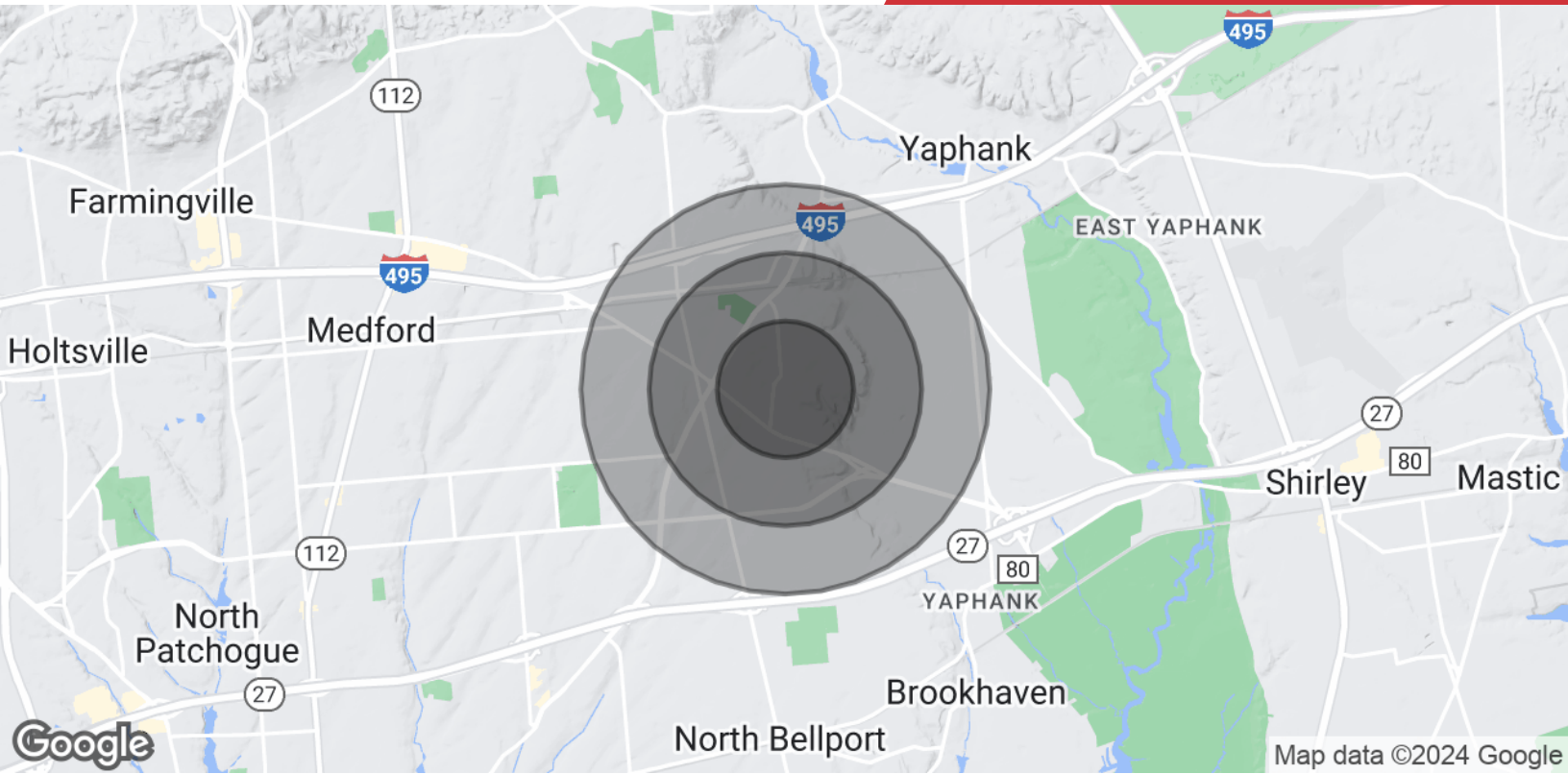
1601 Veterans Memorial Highway, Suite 420  
Islandia, NY 11749  
631 232 4400 tel  
[nailongisland.com](http://nailongisland.com)



Map data ©2024

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1601 Veterans Memorial Highway, Suite 420  
Islandia, NY 11749  
631 232 4400 tel  
[nailongisland.com](http://nailongisland.com)



### Population

	0.5 Miles	1 Mile	1.5 Miles
<b>Total Population</b>	536	4,113	9,047
<b>Average Age</b>	32.9	34.1	35.8
<b>Average Age (Male)</b>	35.0	37.0	37.9
<b>Average Age (Female)</b>	31.3	31.8	34.1

### Households & Income

	0.5 Miles	1 Mile	1.5 Miles
<b>Total Households</b>	220	1,496	3,023
<b># of Persons per HH</b>	2.4	2.7	3.0
<b>Average HH Income</b>	\$101,589	\$102,550	\$109,092
<b>Average House Value</b>	\$90,032	\$176,523	\$271,868

\* Demographic data derived from 2020 ACS - US Census



### Richard Witt

Associate

[rwitt@nailongisland.com](mailto:rwitt@nailongisland.com)

Direct: **631.761.6887** | Cell: **516.330.6940**

## Professional Background

Richard Witt is a seasoned professional who has recently joined NAI Long Island as a Commercial Real Estate Associate Broker, marking yet another milestone in his illustrious career. With over four decades of experience in the real estate industry, Mr. Witt has carved a reputation for himself as an exceptional Broker, Owner, and Investor.

As a Broker, Richard Witt owned and managed a thriving firm for an impressive 38 years, overseeing a team of over 100 agents at its peak. Throughout his tenure as a Broker, he facilitated thousands of transactions, always ensuring top-notch service for his clients, be they property owners seeking to sell or rent, property buyers, or tenants.

Beyond his role as a Broker, Mr. Witt embraced the role of an Investor, personally buying and selling over 200 individual properties over the course of his career. This hands-on experience in the real estate market provided him with a unique perspective and insight into the industry's intricacies.

Richard Witt's influence also extended to the Long Island Board of Realtors, where he held a prestigious position as a member of the Board of Directors for many years. He further contributed to the real estate community by serving as Chairman of the Grievance and Professional Standards Committees, along with active participation in numerous other committees and activities.

Now, as a valued addition to NAI Long Island, Richard Witt is eager to leverage the company's abundant resources and support systems to benefit the regional community of business professionals and cater to the diverse needs of the Long Island commercial marketplace.

Beyond his professional pursuits, Mr. Witt maintains a well-rounded lifestyle. He spends his leisure time engaging in various activities such as cycling, fly fishing, hiking, and other forms of exercise. This commitment to personal interests not only rejuvenates his spirit but also underscores his discipline and passion in all aspects of life.





### Lee Rosner

Managing Principal

lrosner@nailongisland.com

Direct: 631.761.6886 | Cell: 631.786.0557

## Professional Background

### Career Summary

A veteran of the commercial real estate industry, Lee's career spans more than 35 years gaining him hands on experience in nearly every facet of the business including sales, leasing, investment strategies, property management and ownership. In 1997, Lee launched a commercial real estate brokerage firm that is now NAI Long Island, building on his exceptional depth of industry knowledge and pairing it with his natural leadership style to set a path of growth for the company.

He currently is the Managing Principal of NAI Long Island. He is actively involved, daily, with business development, coaching, transaction management, recruiting, operations and long-term visioning for the firm. Under Lee's leadership and management, NAI Long Island has grown into one of the leading Long Island -based full service commercial real estate firms completing over \$1B in transaction values and thousands of transactions over the years. The firm manages more than 1.5M square feet of commercial real estate.

Lee completed two terms as a Trustee of the Incorporated Village of Port Jefferson and is the former Chairman of the Zoning Board of Appeals. From 2010 to 2016 he was an Adjunct Professor at Stony Brook University's College of Business teaching an MBA level course (traditional and online) in commercial real estate fundamentals, user decision-making and investment analysis through a case study approach to learning.

## Education

Bachelor of Science, Syracuse University

Former Adjunct Professor, Stony Brook University College of Business (MBA) from 2010-2017

## Memberships

SIOR

CCIM

Director and Board Member, Real Estate Institute at Stony Brook University College of Business

Commercial Industrial Brokers Society of Long Island (CIBS)