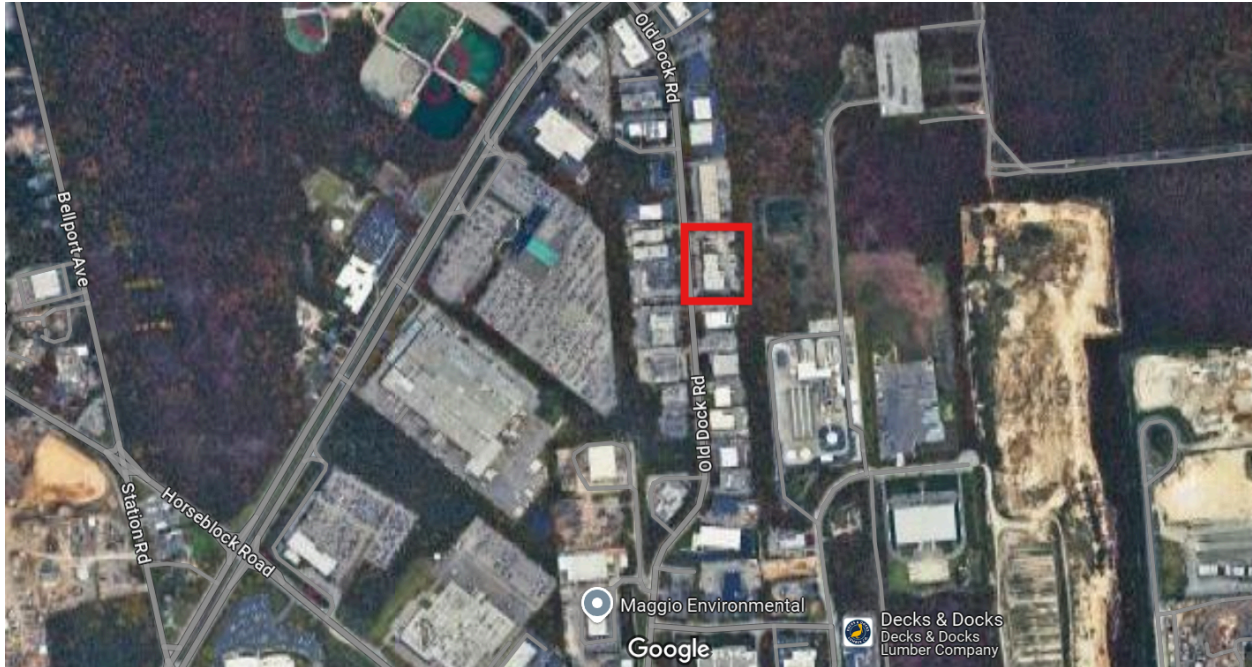


17 OLD DOCK ROAD

YAPHANK, NEW YORK



Freestanding Industrial / Flex Building

Building Size:	18,600 sq. ft.	Heat:	Gas
Office Space:	2,000 sq. ft.	Power:	800 amps
Ceiling Height:	20' under steel	Parking:	+/- 50 cars
Loading:	4 overhead doors	Plot Size:	2.3 acres
		Lease Price:	\$16.50 PSF

- Features:**
- Located between Horseblock Road and Patchogue Yaphank Road off the Long Island Expressway. Easy access to all major roadways
 - Freestanding building
 - Building can be expanded
 - 1,400 sq. ft. mezzanine

For further information or to schedule an inspection, contact exclusive broker:

James Dunn
Atlantic Property Services LLC
C: 516-729-0079 O: 631-421-5400 ext. 11
james@atlanticproperty.com

Atlantic Property Services, LLC

Industrial & Commercial Real Estate
20 Broadhollow Road, Melville, New York 11747

(631) 421-5400



For further information or to schedule an inspection, contact exclusive broker:

James Dunn
Atlantic Property Services LLC
C: 516-729-0079 O: 631-421-5400 ext. 11
james@atlanticproperty.com