

# For Sale | Industrial

## 31 Old Dock Road, Yaphank, NY



Building Size: 11,975 sf  
Lot Size: 1.23 acres  
Offices: ± 37% (High end finishes)  
Ceiling Height: ±16'  
Drive-ins: 2  
Docks: 1  
Heat: Gas  
Power: ± 600 amps



Sale Price: \$ 3,500,000  
Taxes: \$ 31,990.48 / year ±

- IDA Benefits / Tax Abatement Available
- 1.2 miles off LIE
- 2.6 miles off Sunrise Hwy
- Town of Brookhaven
- ± 32 car parking
- Oversized Parcel
- Town of Brookhaven
- Zoning L1
- Section: 777 - Block: 05 - Lot: 1.009
- Built 1999

# METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)

[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

### **Contact:**

Jeremy D. Hackett

Licensed Real Estate Broker

Managing Partner

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[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

Modified: 2/13/2026

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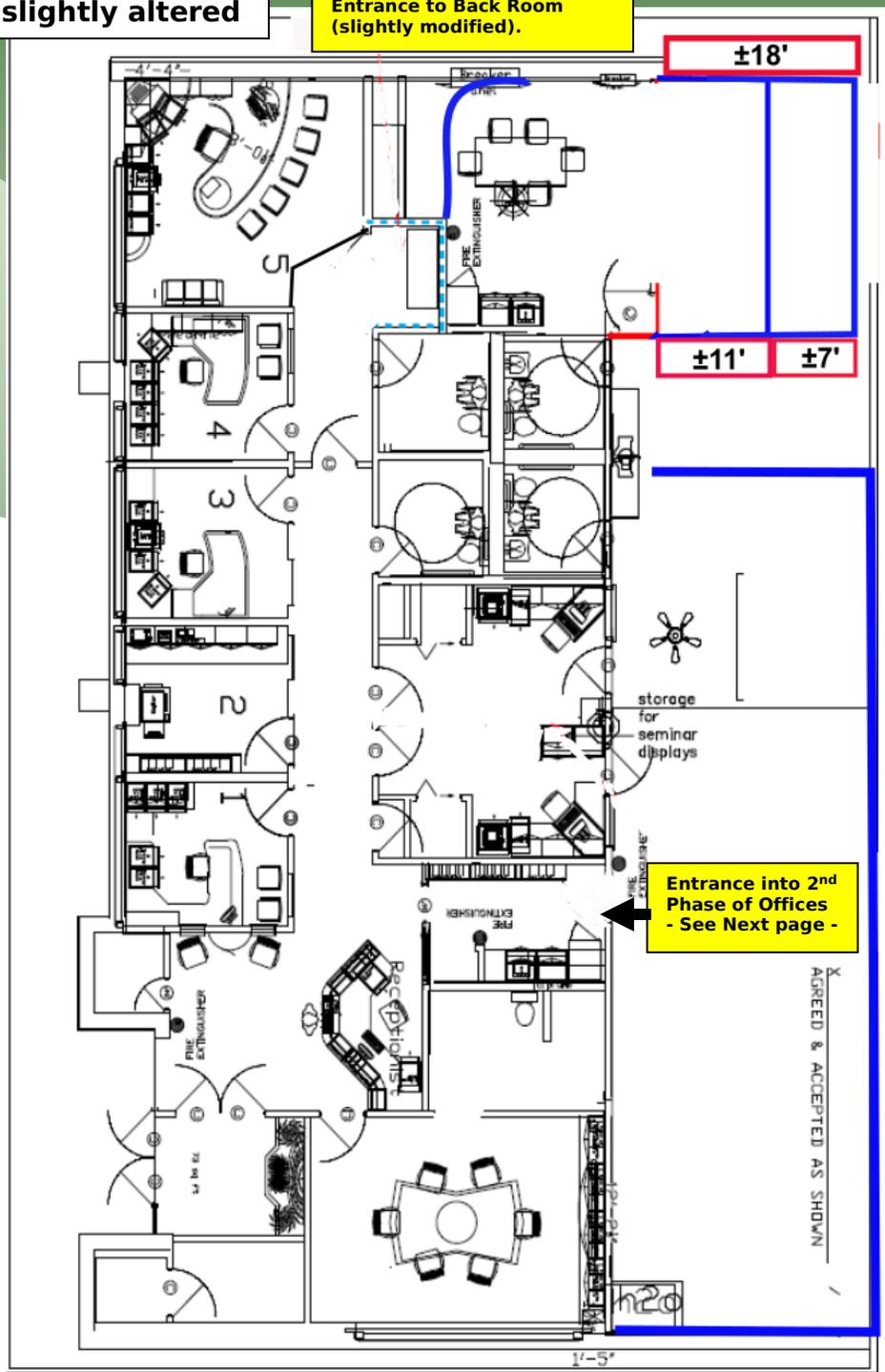
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Front Office Space  
Floor Plan

Plans have been slightly altered

Entrance to Back Room  
(slightly modified).



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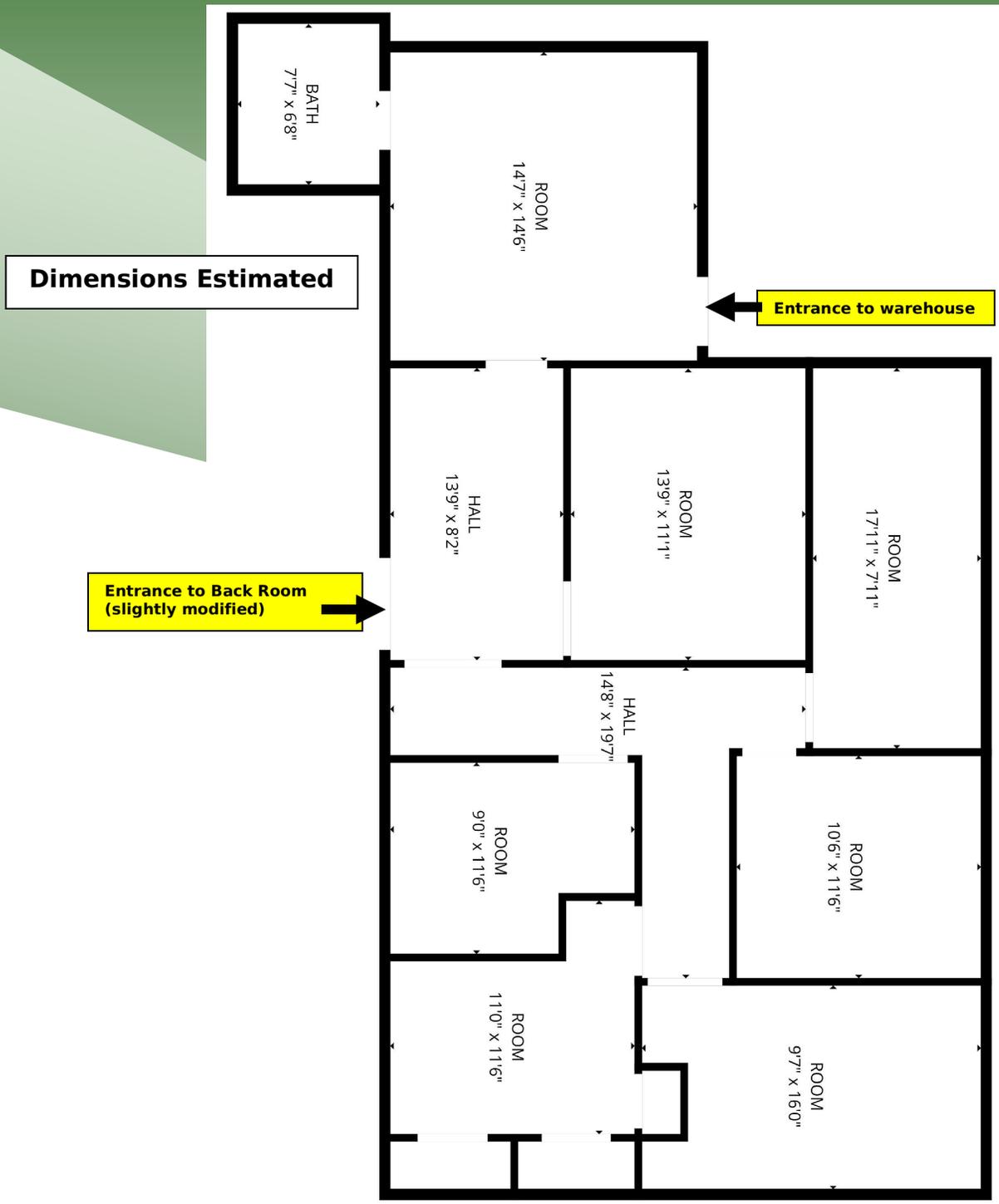
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Phase 2 Office  
Floor Plan



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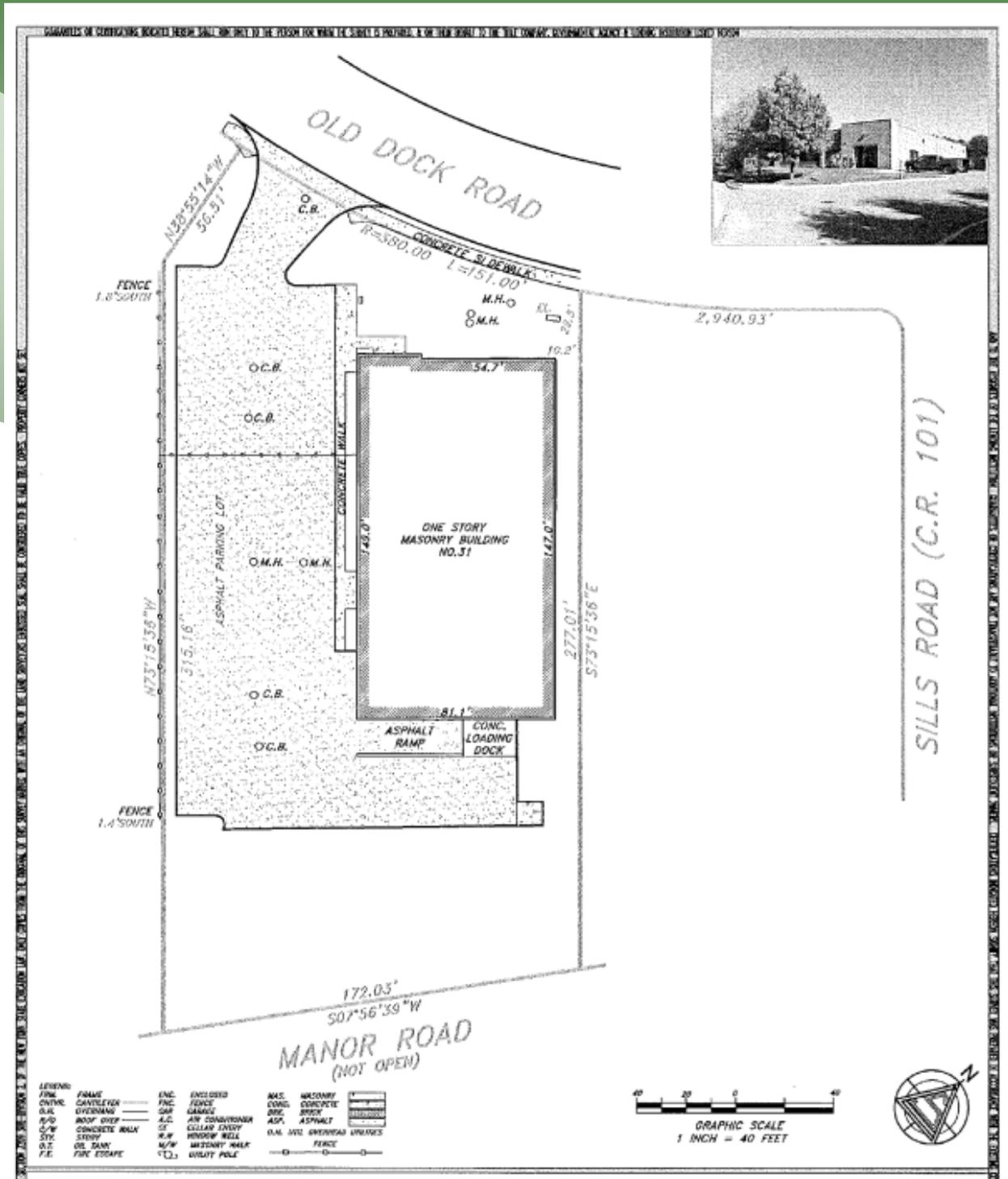
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