

For Lease

3,000 SF | \$12.50 SF/yr

Office Space



## 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

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

### For More Information

**Lee Rosner, SIOR CCIM**

O: 631 761 6886

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

## For Lease

**3,000 SF | \$12.50 SF/yr  
Office Space**

### 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.

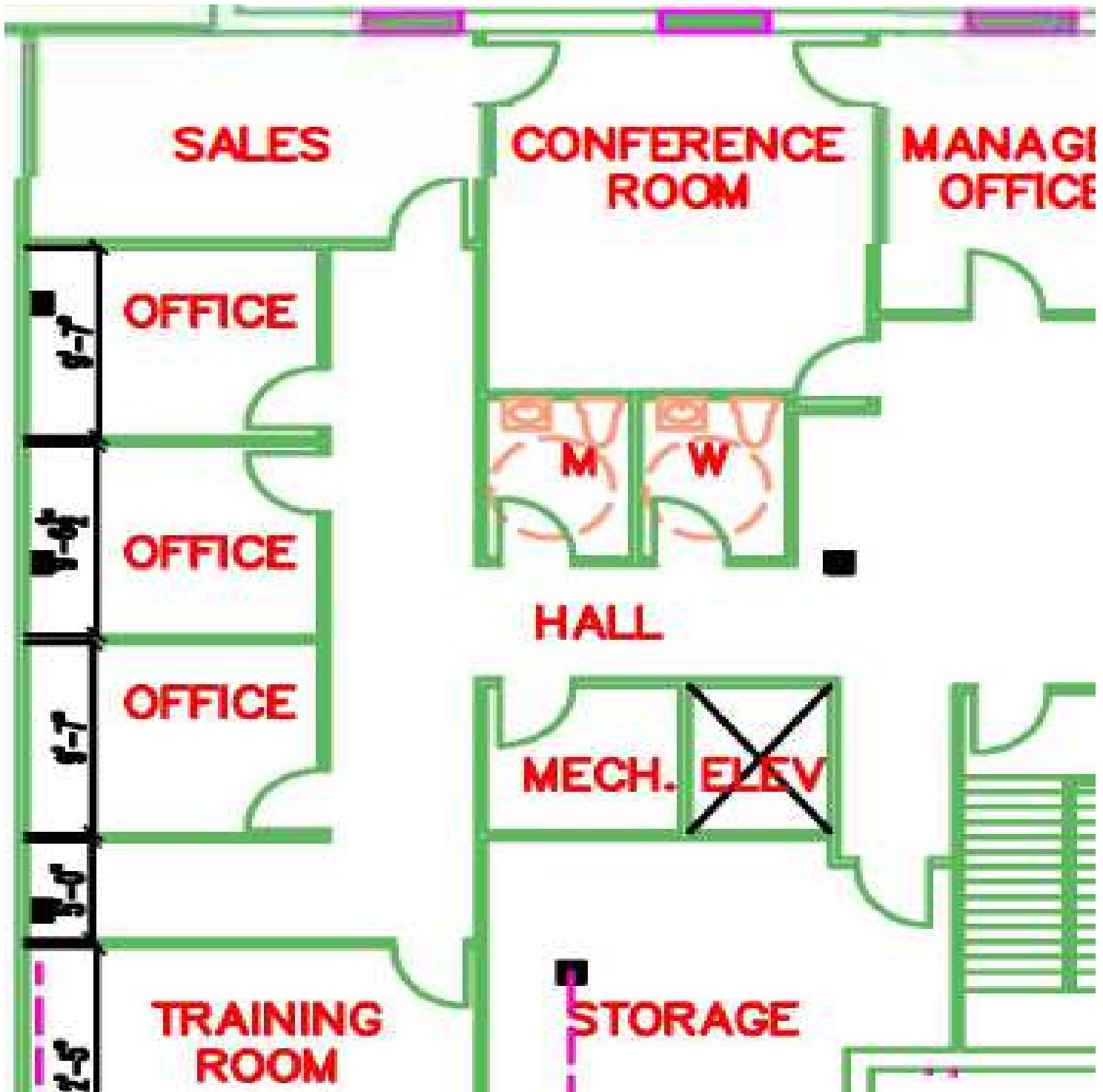
The second-floor office space is not only functional but also offers a professional and modern atmosphere. With ample square footage, it accommodates various office configurations, meeting rooms, and collaborative spaces. Large windows provide abundant natural light, enhancing the workspace environment.

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.

For Lease

3,000 SF | \$12.50 SF/yr

Office Space







For Lease  
3,000 SF | \$12.50 SF/yr  
Office Space



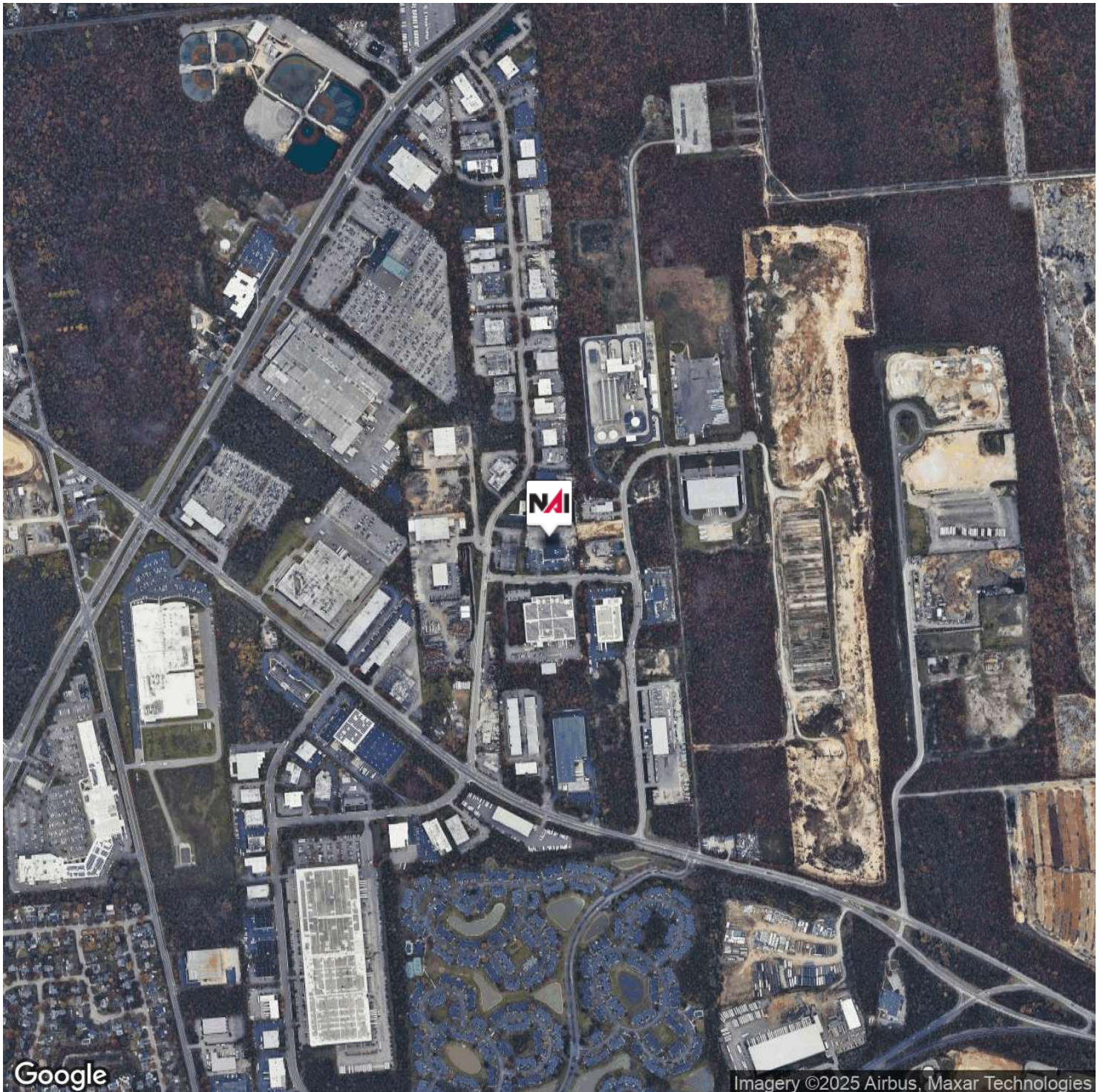
**BROCHURE** | 5-7 Todd Ct. 5-7 Todd Court Yaphank, NY 11980

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.



For Lease

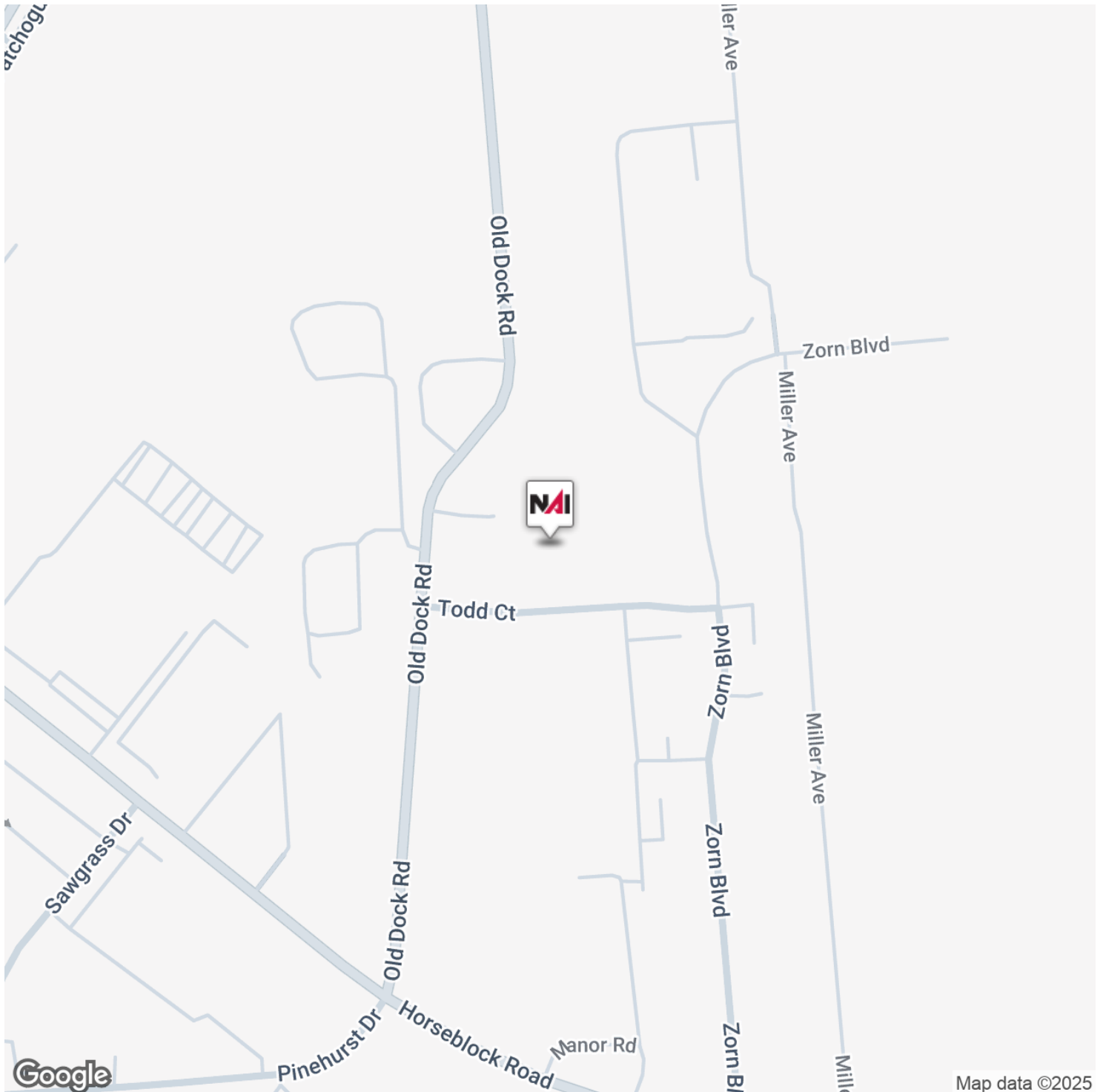
3,000 SF | \$12.50 SF/yr  
Office Space



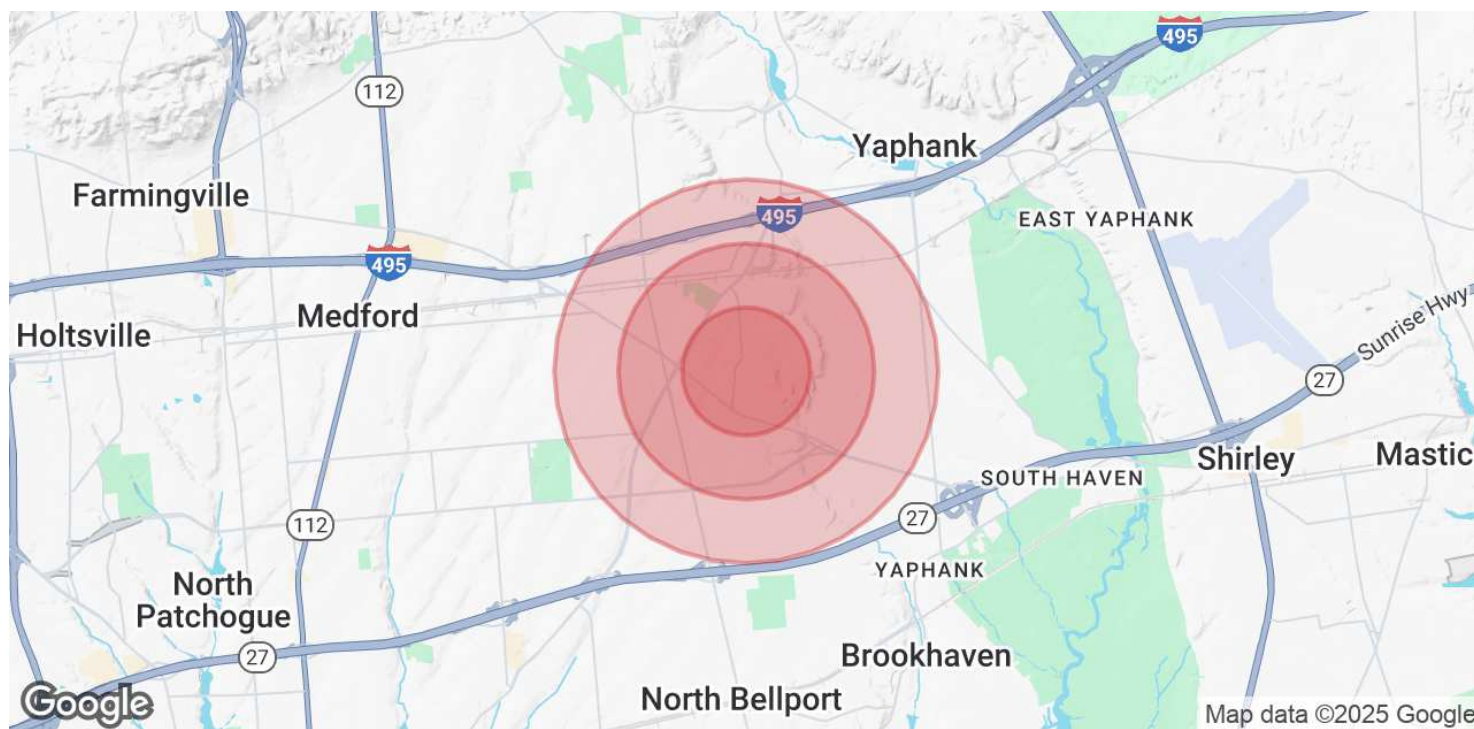
For Lease

3,000 SF | \$12.50 SF/yr

Office Space







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

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

2020 American Community Survey (ACS)



**Lee Rosner, SIOR CCIM**

**CEO**

[lrosner@nailongisland.com](mailto: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 is a current Incorporated Village of Port Jefferson Planning Board Member. He completed two terms as a Trustee of the Incorporated Village of Port Jefferson and was 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.