

28 OLD DOCK ROAD

Yaphank, New York

Industrial | 12,000 SF



Implementing real estate solutions since 1995

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Executive Summary

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Property Overview

Address: 28 Old Dock Road Yaphank, NY 11980

Building Size: 12,000 Square Feet

Lot size: 1 Acre

Property Type: Industrial

Ceiling: 16' Clear

Loading: 4 Drive-in Doors:

- (2) 12' x 12'
- (2) 14' x 14'

Zoning: L1

Year Built: 2008

Taxes: \$34,257.87

Parking: 15 Stalls

Power: 800 AMPS

Sprinklers: Full

Price: \$3,500,000

Highlights

Well-maintained 12,000 Sf industrial facility on 1 acre

Four Drive-in doors providing excellent loading efficiency

Highly functional layout with clear span areas and flexible floor plan

Ample parking and outdoor space for storage or fleet vehicles

Strategically located minutes from LIE and key industrial hubs

Strong opportunity for an owner-occupier or investor targeting stable industrial assets

Limited supply of comparable industrial buildings in the Yaphank submarket

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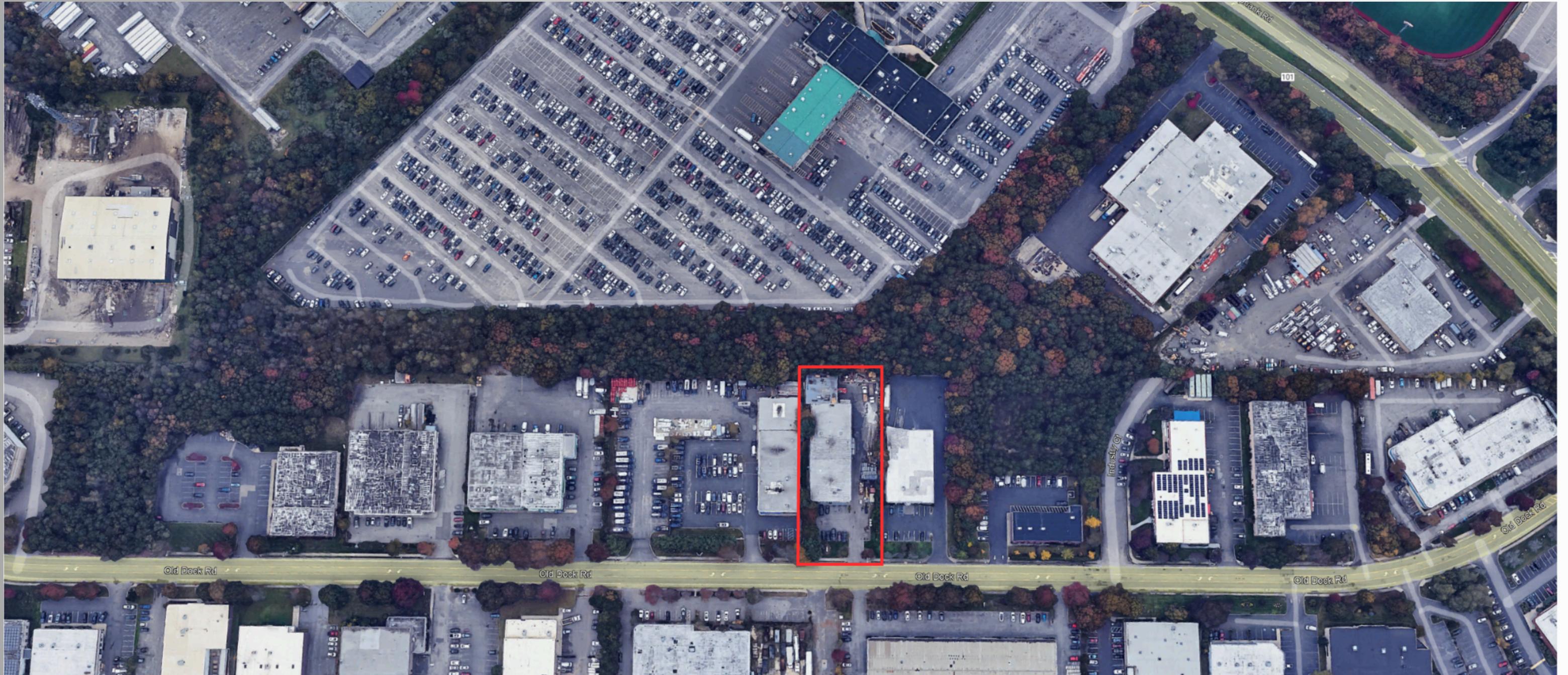
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Site Aerial

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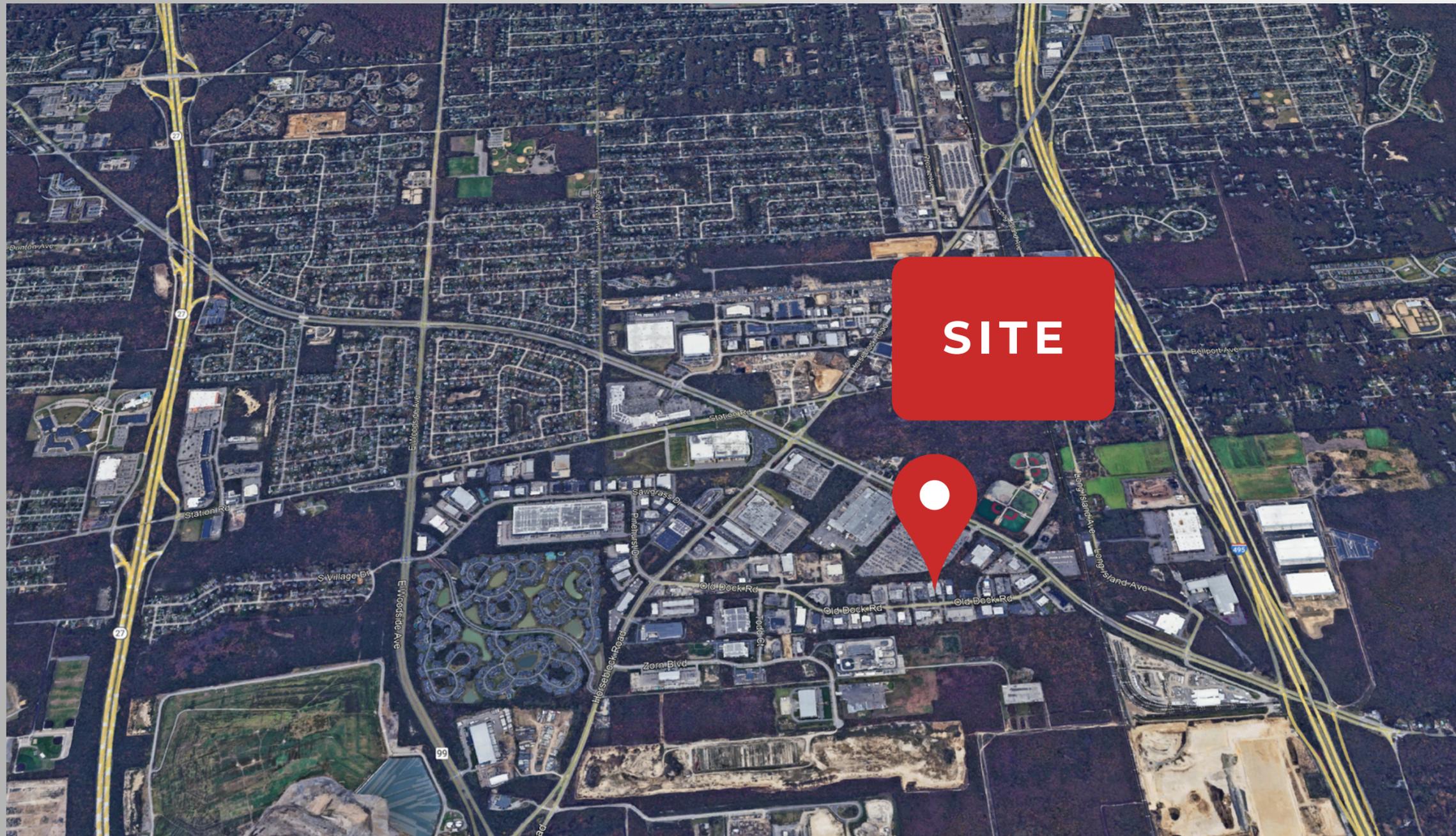


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Location overview

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