

## 54 Old Dock Road

54 Old Dock Road Yaphank, New York 11980

## **Property Description**

Prime industrial space, 7,900 RSF available in the Sills Industrial Park. 17' Ceiling height, (10 Loading Dock and (1) 12' X 14' drive in door. Currently 100% Warehouse with (1) Bathroom. 10% office space may be built to suit.

AVAILABLE May 1 2024

## **Industrial Details**

Suite A Available SF	7,900 SF	
Suite B Available SF	7,900 SF	
Total Available SF	7,900 SF	
Lease Rate PSF	\$13.50 SF/yr (Gross)	
Lease Type	Gross	
Loading	1 Dock / 1 Drive-In	
Ceiling Height	17 ft	
Lot Size	1.61 Acres	

OFFERING SUMMARY			
Available SF	7,900 SF		
Lease Rate	\$13.50 SF/yr (Gross)		
Lot Size	1.6 Acres		
Building Size	20,000 SF		

For more information

## Brian McGuire

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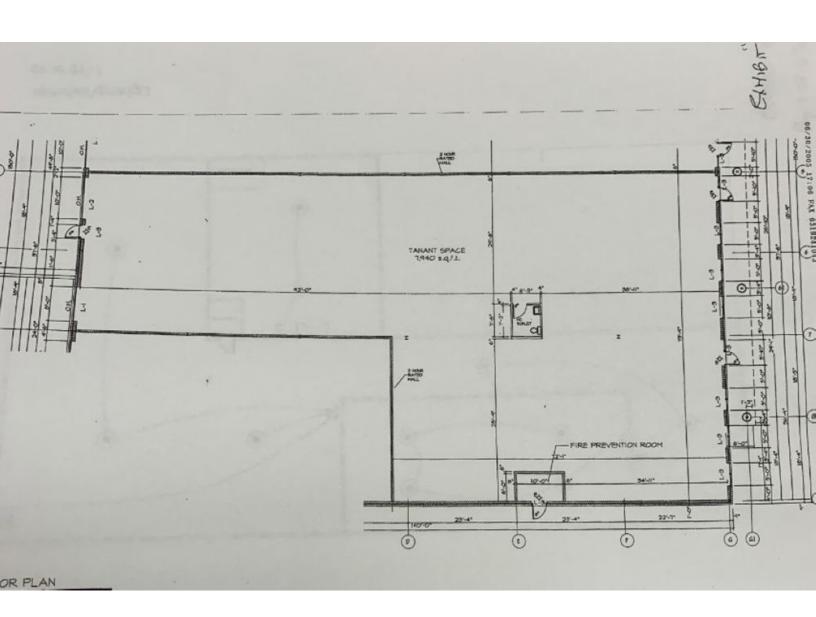




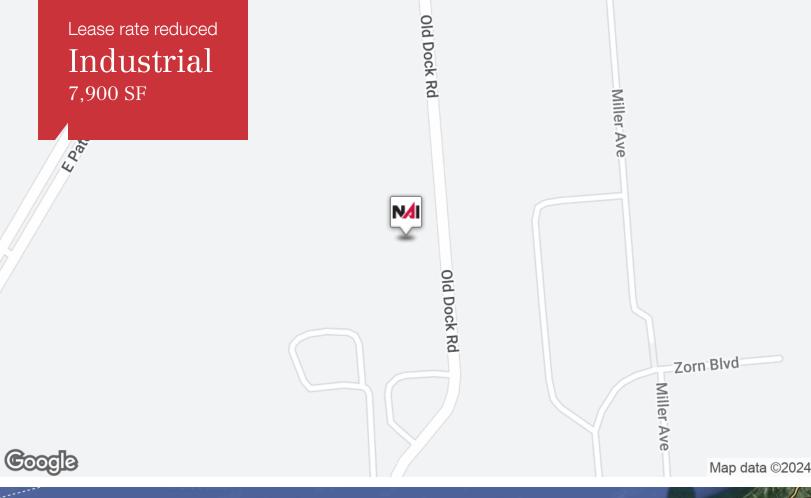


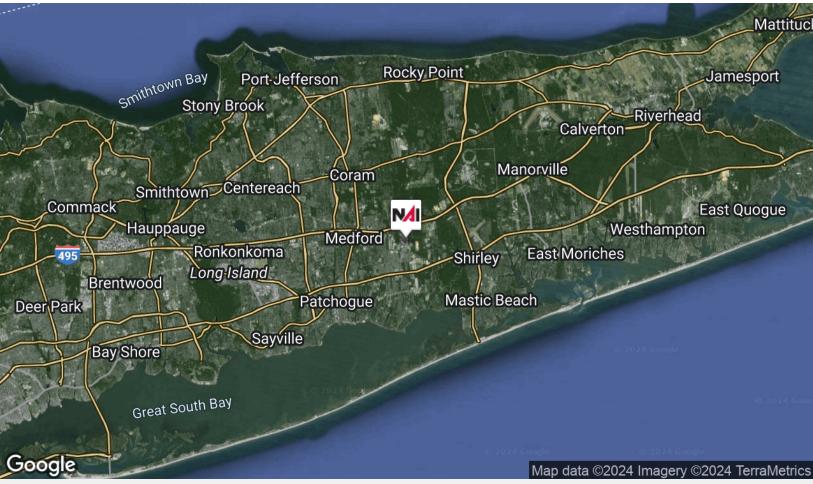
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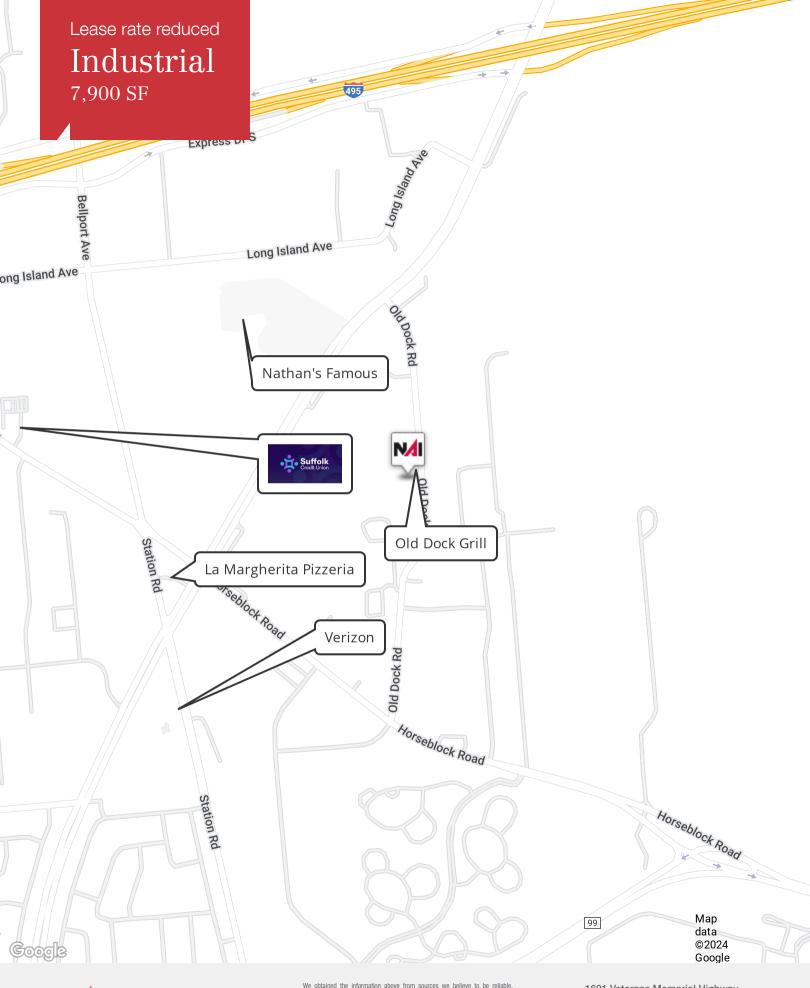






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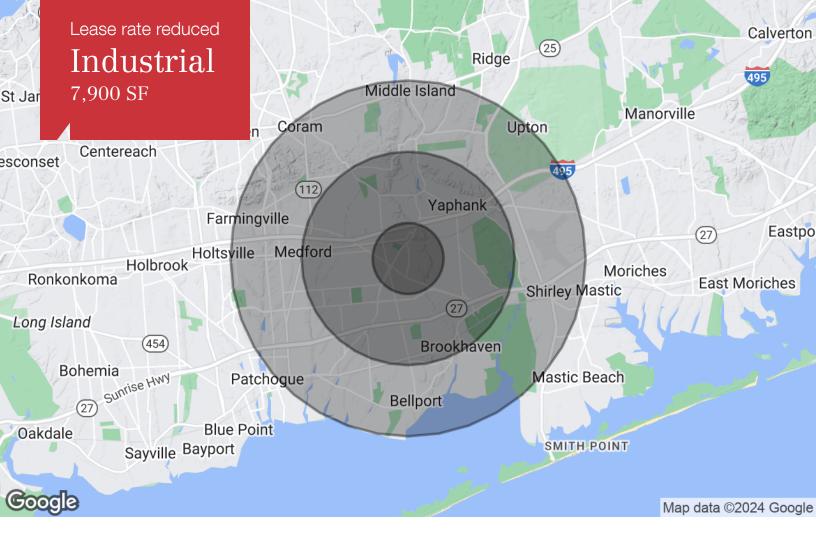
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,581	39,854	136,559
MEDIAN AGE	34.1	38.2	39.9
MEDIAN AGE (MALE)	36.8	38.5	39.0
MEDIAN AGE (FEMALE)	32.0	38.5	40.6
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,297	13,395	48,298
# OF PERSONS PER HH	2.8	3.0	2.8
AVERAGE HH INCOME	\$104,327	\$102,018	\$107,846
AVERAGE HOUSE VALUE	\$192,765	\$295,096	\$319,625
Race	1 Mile	3 Miles	5 Miles
% WHITE	80.8%	81.6%	84.2%
% BLACK	15.8%	13.7%	10.7%
% ASIAN	0.9%	1.3%	2.4%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.1%	0.0%
% OTHER	2.5%	3.3%	2.7%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	25.0%	29.3%	21.7%

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

