

Lease rate reduced

Industrial

7,900 SF



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

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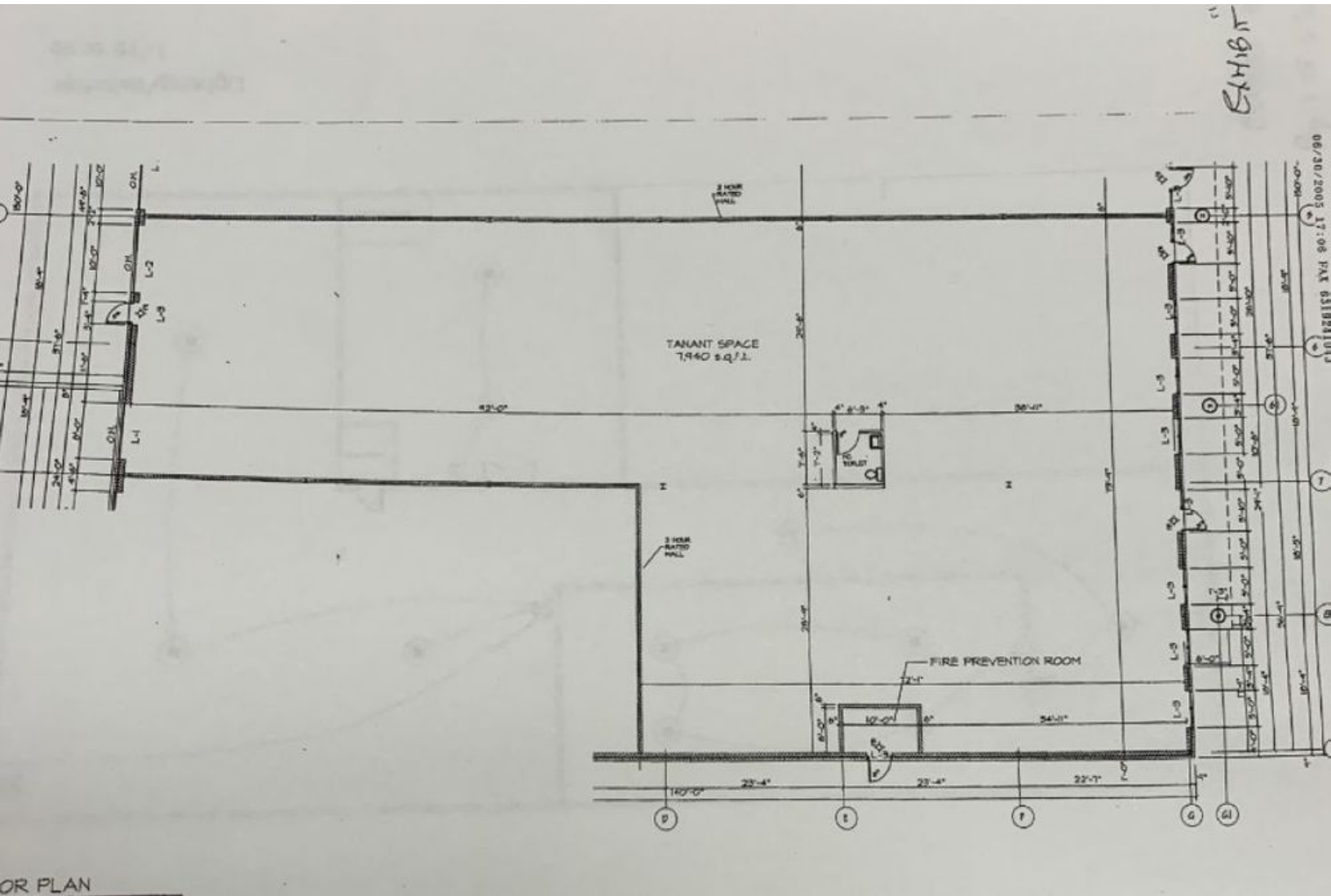
7,900 SF



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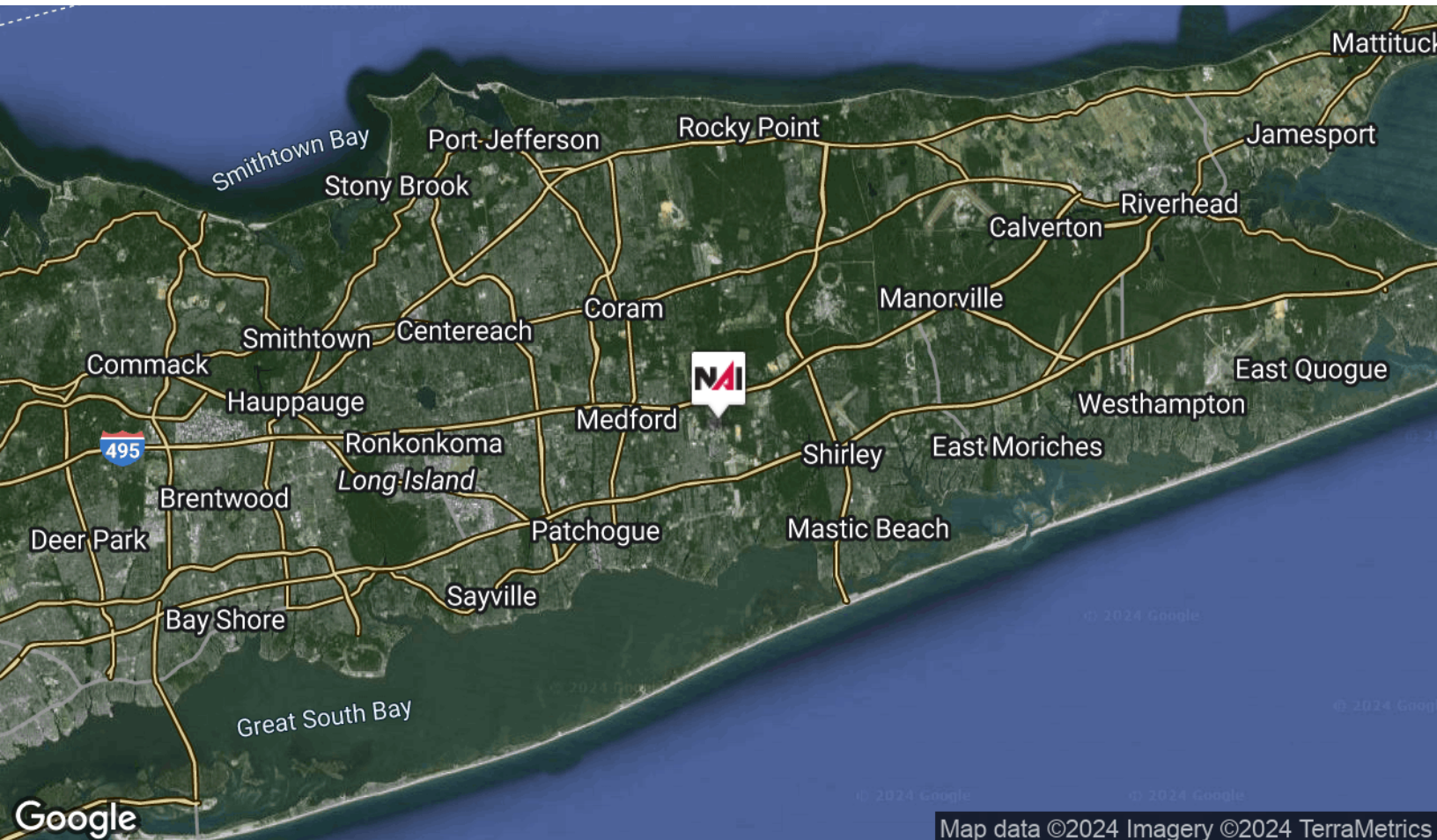
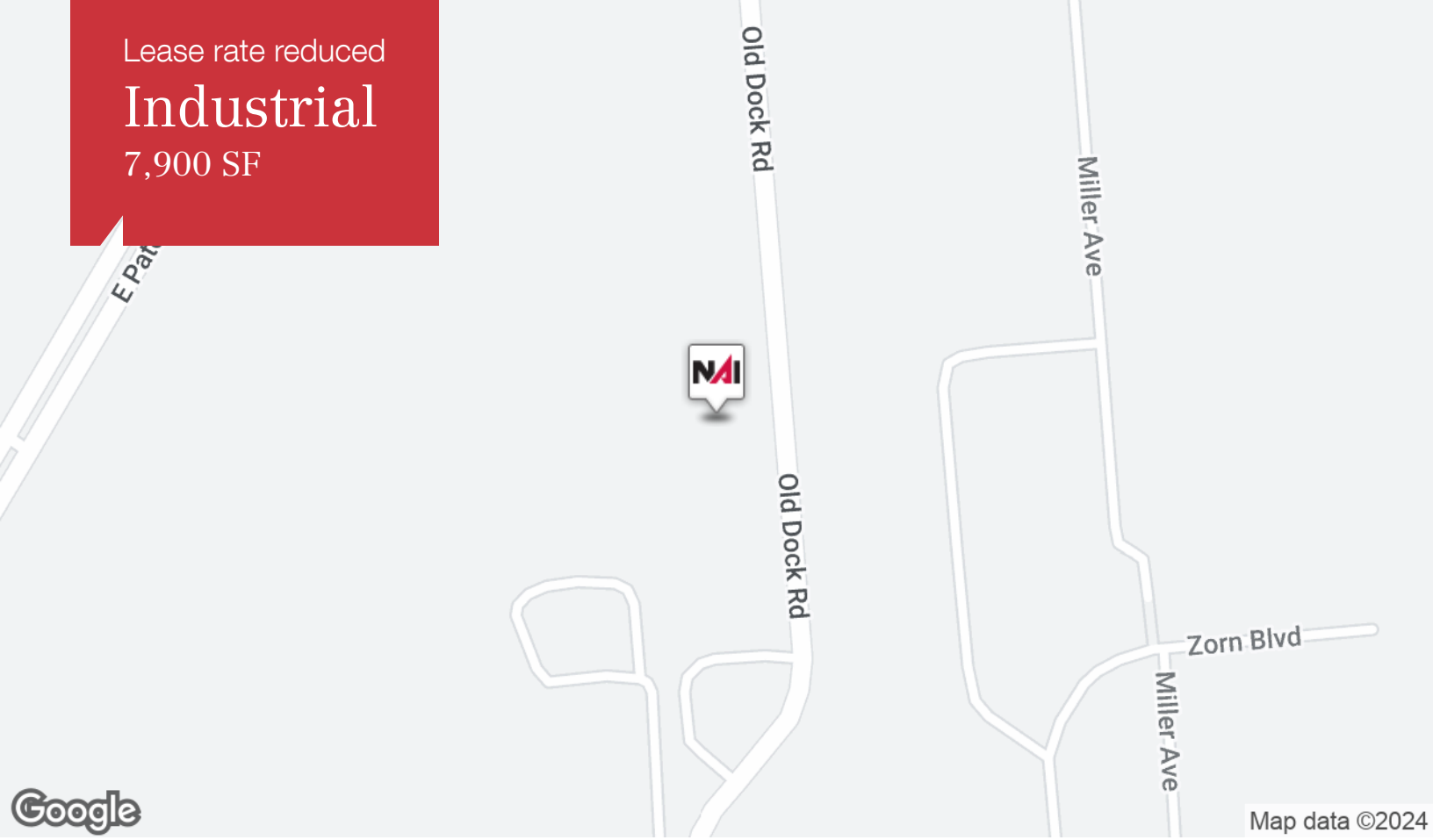
7,900 SF



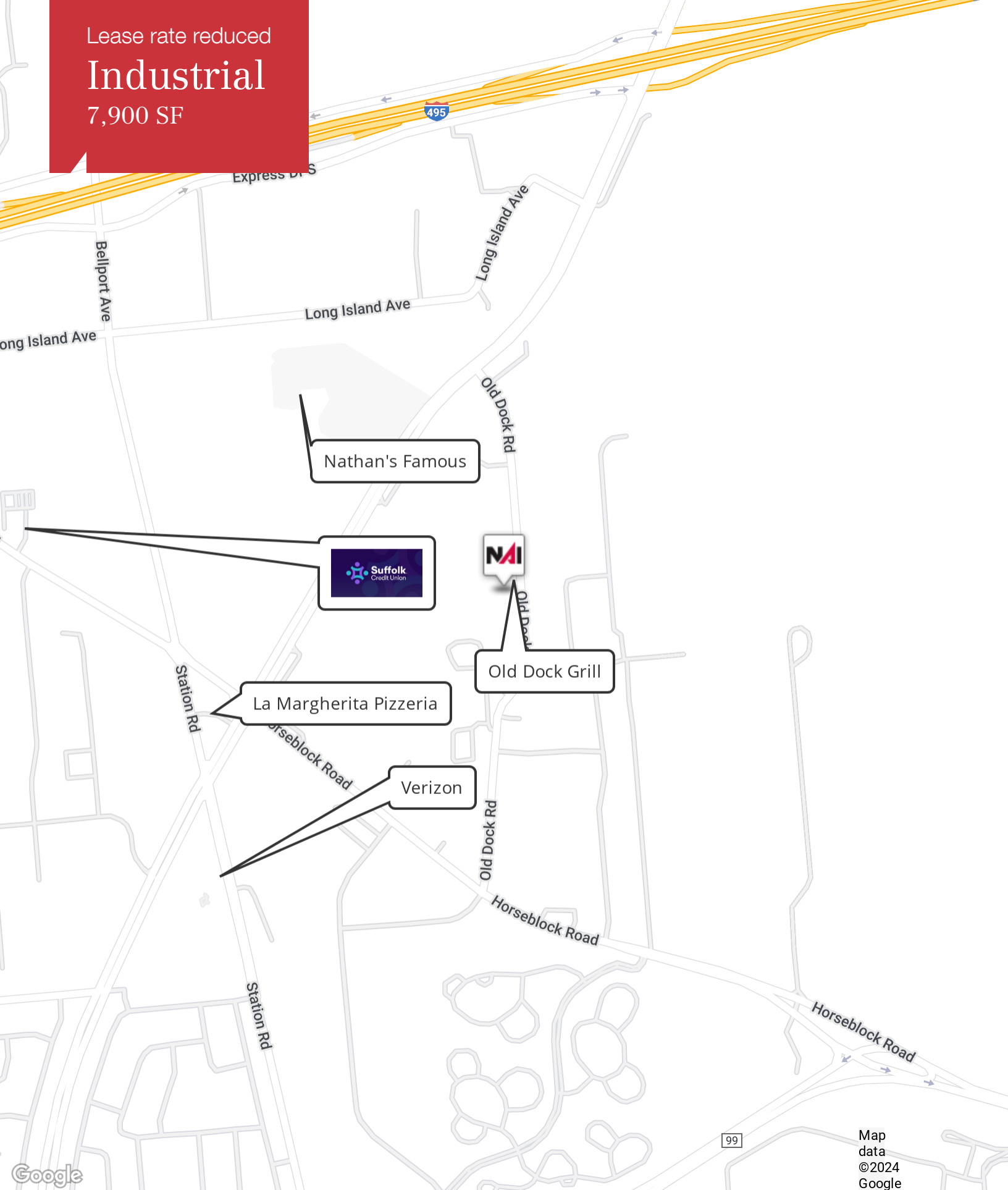
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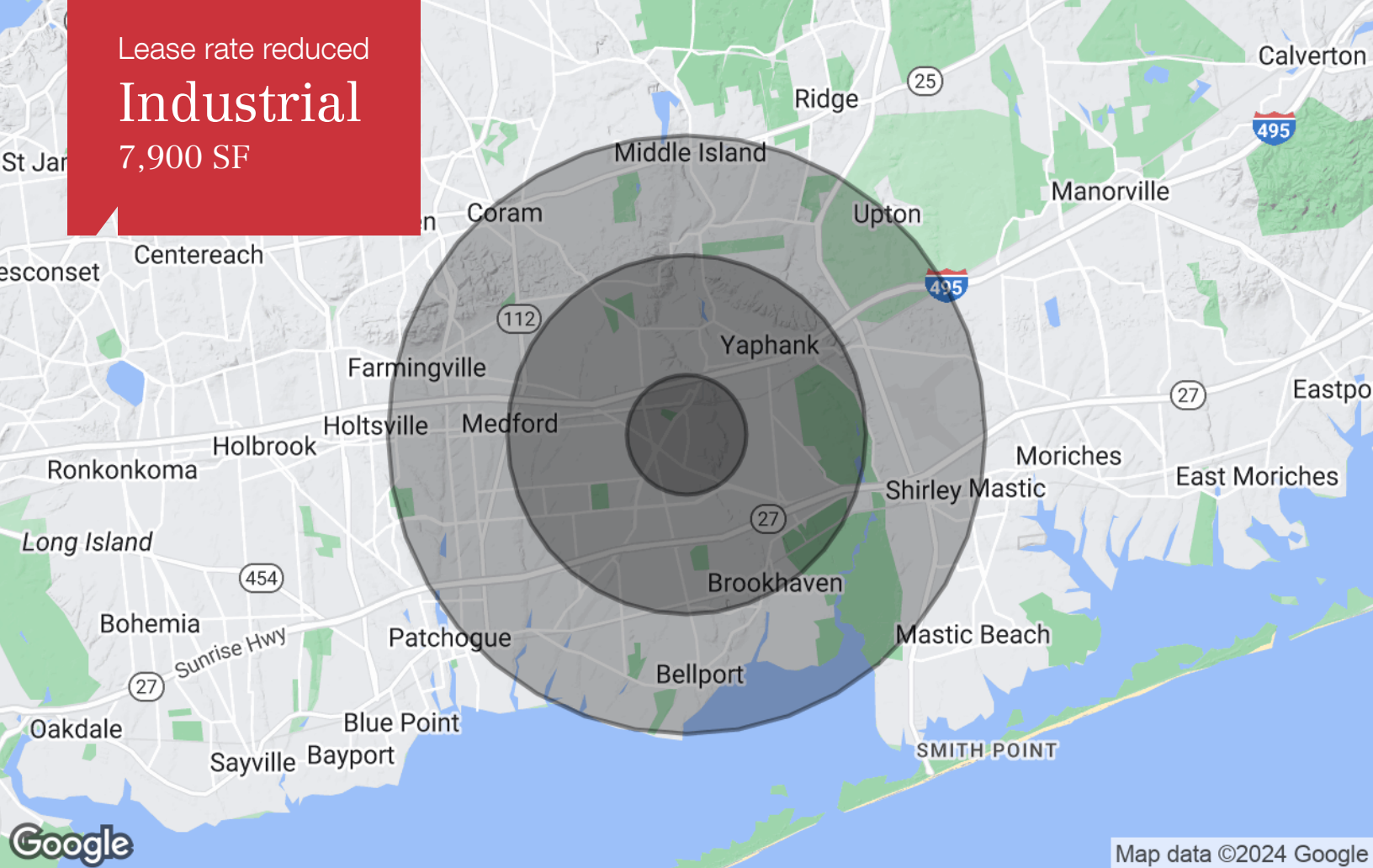
Google

Map data
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	1 Mile	3 Miles	5 Miles
Population			
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			
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			
% 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			
% HISPANIC	25.0%	29.3%	21.7%

* Demographic data derived from 2020 ACS - US Census