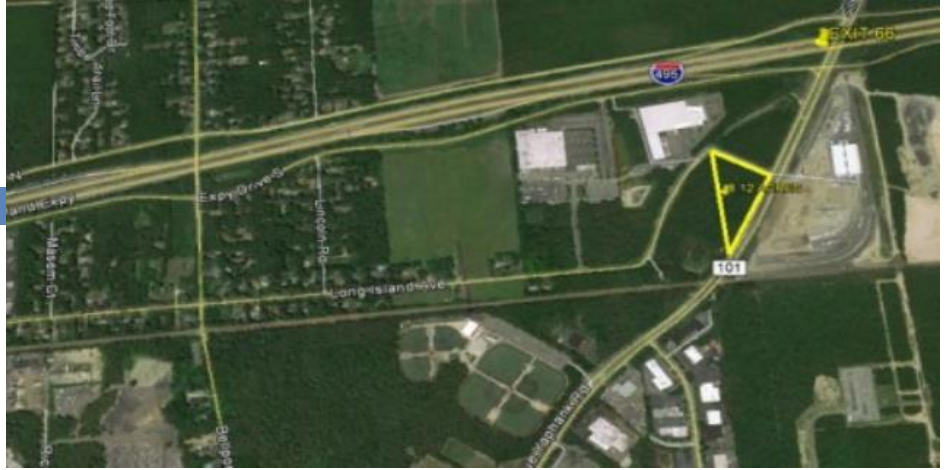


Land

Exclusive Listing

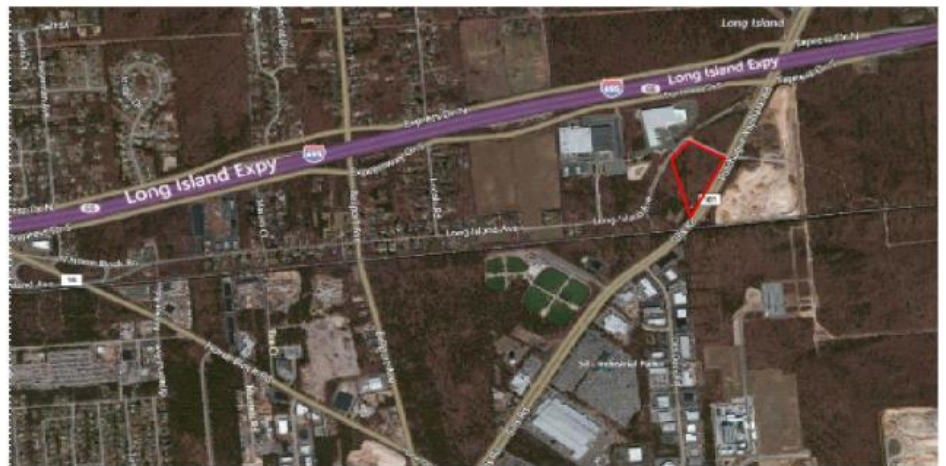
Sale

Price Reduction!!
SWC of Sills Road & Old Town Road
Yaphank, NY 11980



Property Information

Min Size:
Max Size:
GLA:
Sale Price: \$2,495,000
Lease Rate PSF:
Lease Type:
Electric PSF:
CAM PSF:
Possession: Immediate
Office size:
Floor:
Ceiling Hgt:
Fuel:
Sprinklered: 0
Power: 0
Loading Docks: 0
Drive Ins: 0
Parking:
RE Taxes: \$9,027.88
Lot Size (Acres): 8.12
Zoning: L1



Ideal for Hotel, Self Storage or Corporate Headquarters. 8.12 Acre commercial site with over 1,000 feet of frontage on southwest corner of Sills Road (County Rd. 101) and Old Town Road, immediately off of the Long Island Expressway at Exit 66. 1,500 feet north of Baseball Heaven. Corner location. Level topography. Excellent visibility. Strong traffic counts and demographics. Site is approved for a three-story, 39,050 sf office building with bank branch with three drive-thru windows. Economic Development Incentives available including tax abatement. Adjacent land also available.

For Information, please contact: Leo Farrell (631)761-9401 Direct Dial Email lfarrell@cbcli.com
 Lee Rosner, CCIM SIOR (631)761-6886 Direct Dial Email lrosner@cbcli.com

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