

Industrial

Exclusive Listing

Sale

Sills Industrial Condominiums
78 Horseblock Road
Yaphank, NY 11980

Property Information

Min Size:	4,852
Max Size:	9,704
GLA:	
Sale Price:	\$630,760
Lease Rate PSF:	
Lease Type:	
Electric PSF:	
CAM PSF:	0.75
Possession:	
Office size:	500
Floor:	1
Ceiling Hgt:	18'
Fuel:	Gas
Sprinklered:	1
Power:	250
Loading Docks:	1
Drive Ins:	1
Parking:	Ample
RE Taxes:	
Lot Size (Acres):	5.88
Zoning:	L1



Town of Brookhaven's first and only Industrial Condominium Development. Three (3) buildings totaling 14 industrial units. Unit Sizes range from 4,852 SF and up. Priced at \$130.00 SF. Taxes are \$2.54 PSF and CAM is \$0.75 PSF, which includes snow plowing and landscaping. Building #1 is 11,500 SF (SOLD), Building #2 is 28,752 SF (SOLD) and Building #3 is 28,752 SF and is under construction with two units in contract. One overhead door per unit, shared loading dock, 250 amps per unit, clear span, 500 SF of mezzanine (not included in square footage). IDA benefits and SBA 90% financing available to qualified purchasers, including a ten (10) year RE tax abatement. Easy access to LIE and Sunrise Hwy. This complex is ideal for warehouse and light manufacturing. Access to common loading dock. Includes a 500 SF load bearing mezzanine, not included in space size.

For Information, please contact: Leo Farrell (631)761-9401 Direct Dial Email lfarrell@cbcli.com
Brian Wynne (631)761-9404 Direct Dial Email bwynne@cbcli.com

1601 Veterans Memorial Highway, Ste 420, Islandia, NY 11749 631-232-4400 Tel 631-2132-2438 Fax www.cbcli.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. 50/50 commission split to co-broker on all CBC/CS Exclusive Listings. Each office independently owned and operated.