

Industrial

Exclusive Listing

Sale

**124 Sills Road
Yaphank, NY 11980**

Property Information

Min Size:
Max Size:
GLA: 10,000
Sale Price: \$2,575,000
Lease Rate PSF:
Lease Type:
Electric PSF:
CAM PSF:
Possession: Immediate
Office size: 1000
Floor: 1
Ceiling Hgt: 18'
Fuel: Gas
Sprinklered: 0
Power: 400
Loading Docks: 0
Drive Ins: 4
Parking: Ample
RE Taxes: \$32,992
Lot Size (Acres): 6.3
Zoning: L1



Prime industrial building situated on a 6.3 acres. Oversized plot allows for additional development, parking, outside storage, etc. Features four (4) large drive-in doors (12'x14') aligned to drive through the building. Ideal for a truck / bus depot, fleet services, etc. 3/4 mile south of the Long Island Expressway at Exit 66, next to the new Brookhaven Rail Terminal, Amneal Pharmaceuticals, Quality King, etc. 10,000 SF building on +/- 2.0 acres at \$150.00 PSF = \$1,500,000, plus 4.3 acres at \$250,000 per acre = \$1,075,000 = ASKING PRICE \$2,575,000.00

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