



**6,000 sq. ft. of Industrial+Land For Lease**  
**273 E Main St, Yaphank**



**Specifications:**

**Building Size:** 6,000 sq. ft.  
**Lot Size:** 0.85 Acres  
**Office Space:** 600 sq. ft.  
**Ceiling Height 1:** 20.0'  
**Ceiling Height 2:** 17.0'  
**Loading:** 3 Drive-in(s)  
**Power:** Ample amps

**Pricing and Timing:**

**Occupancy:** Immediately  
**Lease Price:** \$17.00/sq. ft. Gross

Clear span, high ceiling warehouse • 3 drive in Doors, two 14' and one 18' door • Easy access to Long Island Expressway • Heavy Power



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Measurements may be estimates and information shown should not be relied upon without independent verification.