



SCHACKER REALTY

4,852 sq. ft. of Industrial Condo For Lease 78 Horseblock Rd, Yaphank



Specifications:

Building Size:	4,852 sq. ft.
Lot Size:	5.88 Acres
Office Space:	10%
Ceiling Height:	18.0'
Loading:	1 Dock(s), 1 Drive-in(s)
Power:	200 amps
A/C:	Offices Only
Parking:	Ample
Sewers:	Yes

Pricing and Timing:

Occupancy:	Jan 2027
Lease Price:	\$18.50/sq. ft. Modified gross

Suite 3 • Industrial condo unit in excellent condition with private entrance and oversized drive-in door • 500 sf of finished office and restroom and 500 sf mezzanine above the office • Shared loading dock • Located between Sunrise Hwy and LIE

For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

All information is subject to errors, omissions, modification, and withdrawal.

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

This flyer does not suggest that Schacker is the exclusive listing broker for this property or has completed a transaction at this property.



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