



SCHACKER REALTY

## 4,000 sq. ft. of Industrial Space For Lease

### 2 Old Dock Rd, Yaphank



#### Specifications:

**Building Size:** 29,000 sq. ft.  
**Lot Size:** 2.10 Acres  
**Office Space:** 20%  
**Ceiling Height:** 16.0'  
**Loading:** 2 Drive-in(s)  
**Power:** 200 amps  
**A/C:** Offices Only  
**Parking:** 3:1000

#### Pricing and Timing:

**Occupancy:** June 2024  
**Lease Price:** \$18.00/sq. ft.  
Modified gross

**Suite 2 • 4,000 sq. ft. modern industrial warehouse with 16' ceilings, fully sprinklered, gas heat, 200 amp 3 phase electric, 2 restrooms, 3 offices, ample parking w/security lighting, signage and two 10 X 12 drive-in door • Ample parking**

**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

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

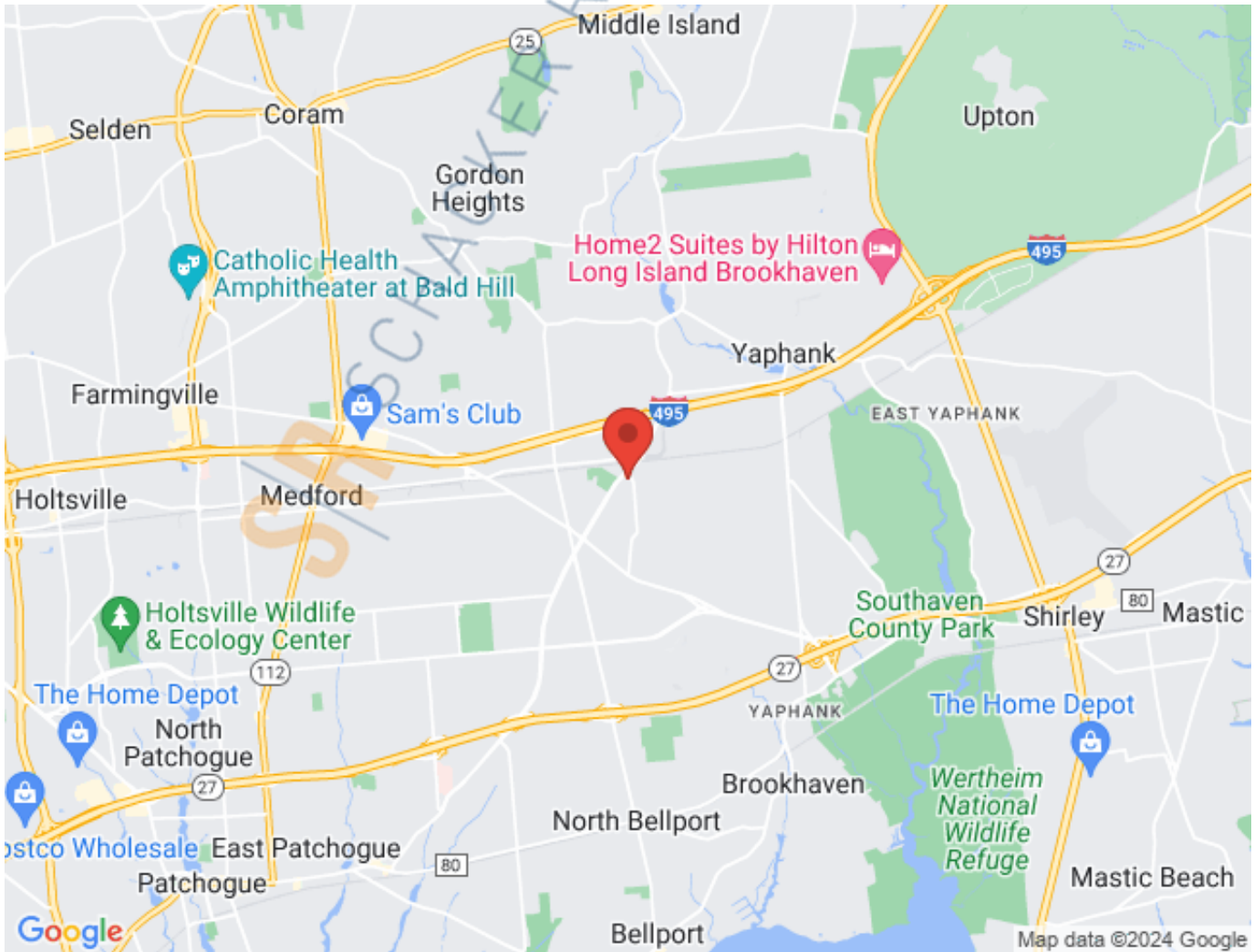
Measurements may be estimates and information shown should not be relied upon without independent verification.

This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.



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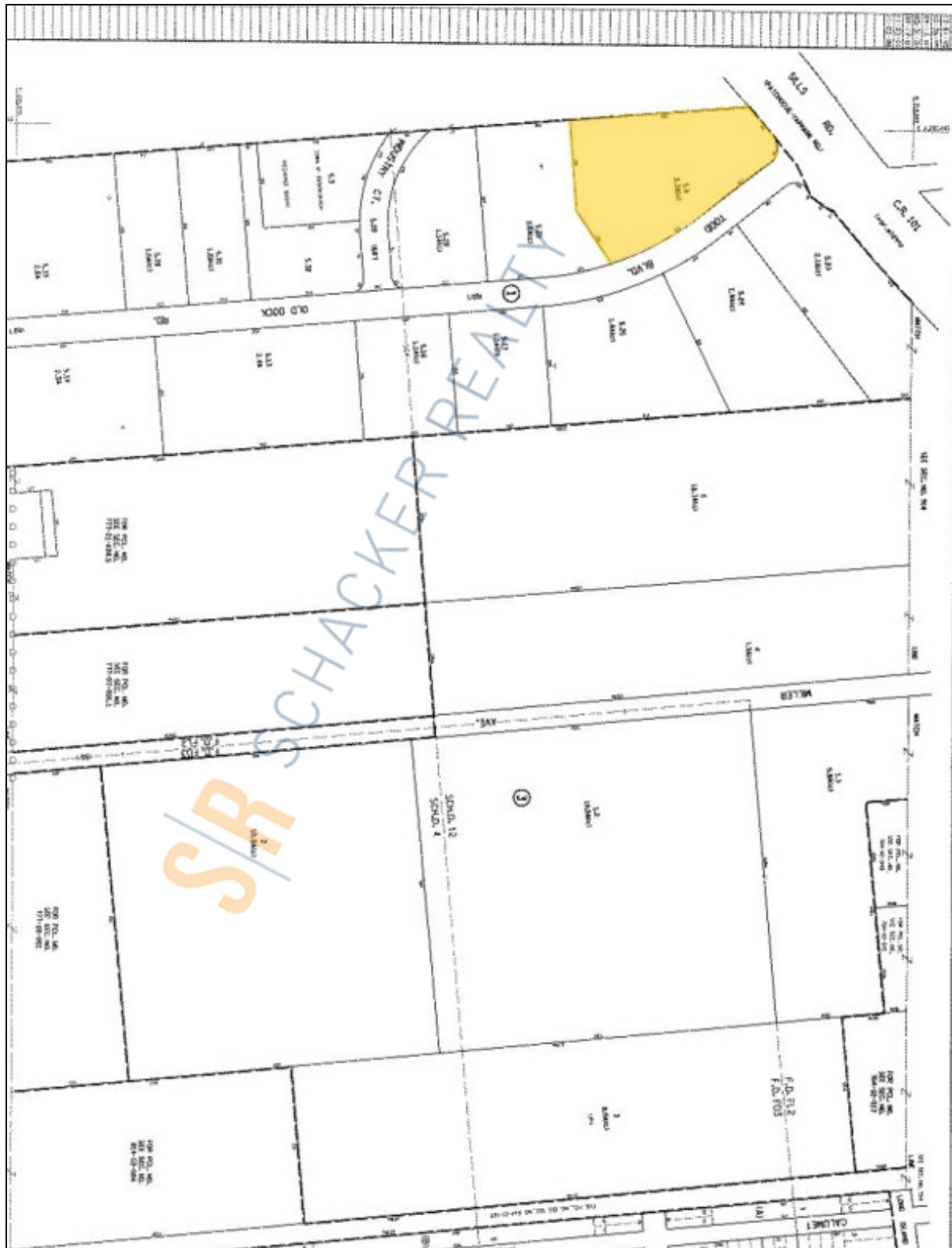
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