

# 93 SILLS ROAD

YAPHANK, NEW YORK

FOR SALE | PRIME INDUSTRIAL INVESTMENT OPPORTUNITY

**PREMIER**  
COMMERCIAL REAL ESTATE

## EXCELLENT NET INVESTMENT OPPORTUNITY – 6.02% CAP



### PROPERTY SPECIFICATIONS:

Building Size:	± 16,000 SF
Office Space:	± 8,000 SF
Lot Size:	3.51 Acres [Expandable]
Constructed:	1979
Ceiling Height:	17' Clear
Loading:	4 Drive-In Doors
Power:	800 Amps
Heat:	Gas Fired
Air Conditioned:	Office Area Only
Parking:	Abundant
Zoning:	L-1
Parcel ID:	Section 739, Block 2, Lots 2.001 & 2.002
Real Estate Taxes:	\$41,695.83 (\$2.60 PSF)
Asking Sale Price:	<del>\$5,150,000</del> \$4,900,000
Asking Cap Rate:	6.02%

### PROPERTY HIGHLIGHTS:

- Very stable tenant (Asplundh) – since 1997.
- Lease expires September 2026 (Lease has provision to extend through September 2029).
- Average annual increases of 3.25%
- Annual Income (NOI) = \$295,200 NNN (2020-2021)
- 2017 new roof (firestone) – 12-year warranty
- Approximately 500 feet of direct frontage on highly traveled Sills Road
- Entire parcel is paved with very generous parking
- Asplundh has been in business since 1928

All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, or withdrawal without notice. Such information may not have been verified and no express representation is hereby made

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

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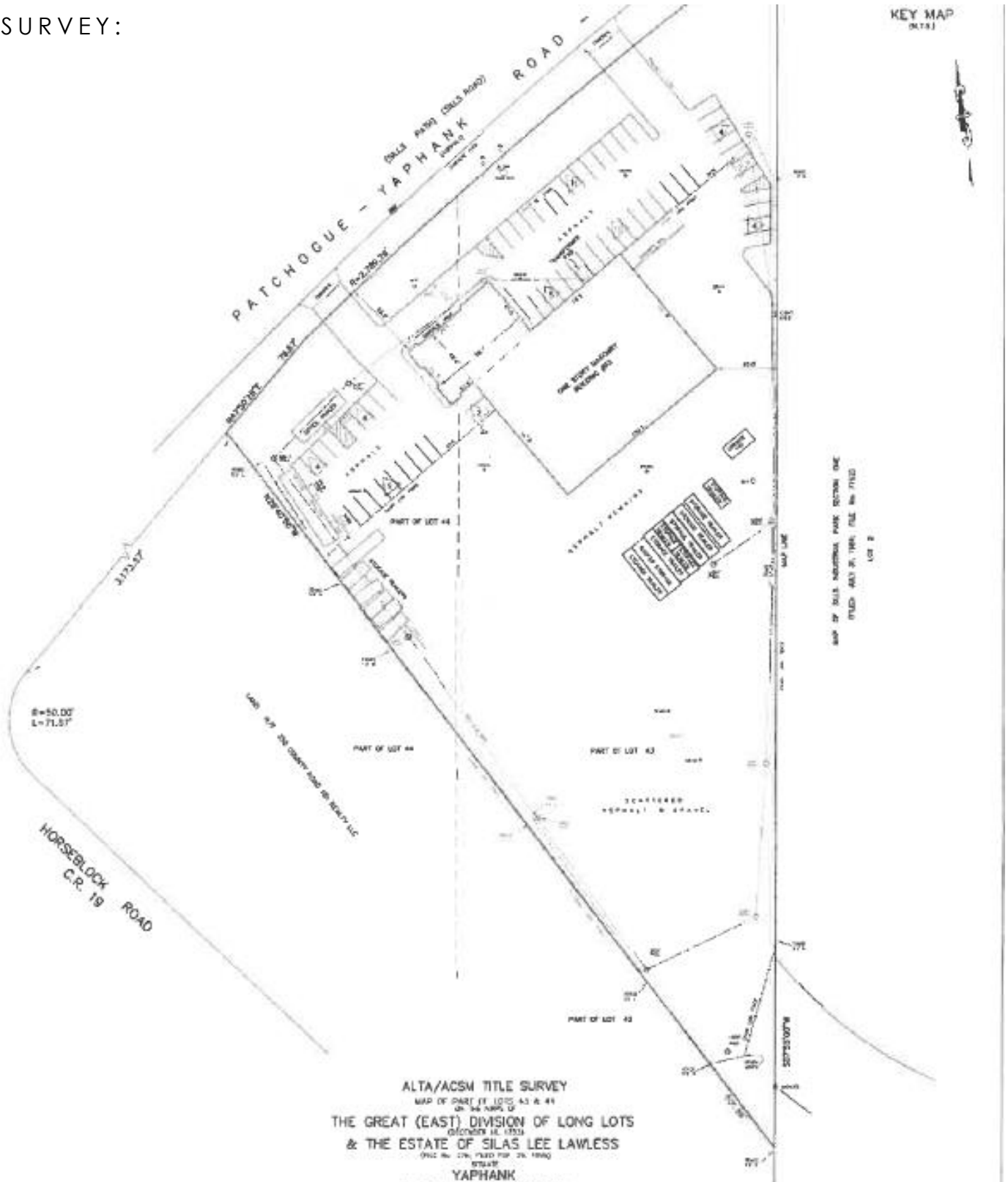
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SURVEY:



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