

93 SILLS ROAD

YAPHANK, NEW YORK

FOR SALE | PRIME INDUSTRIAL INVESTMENT OPPORTUNITY

 **PREMIER**
COMMERCIAL REAL ESTATE

EXCELLENT NET INVESTMENT OPPORTUNITY – 5.83% CAP



PROPERTY SPECIFICATIONS:

Building Size:	± 16,000 SF
Office Space:	± 5,500 SF
Lot Size:	3.51 Acres [Expandable]
Constructed:	1979
Ceiling Height:	18' Clear
Loading:	1 Loading Dock 5 Drive-In Doors
Power:	800 Amps
Sprinklered:	Yes - Fully
Heat:	Gas Fired
Air Conditioned:	Office area only
Parking:	63 Surface Spaces
Zoning:	L-1
Parcel ID:	Section 739, Block 2, Lots 2.001 & 2.002
Real Estate Taxes:	\$40,470.04 (\$2.52 PSF)
Asking Sale Price:	\$5,150,000 \$4,900,000
Asking Cap Rate:	5.83%

PROPERTY HIGHLIGHTS:

- 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) = \$285,600 NNN
- 2017 new roof (firestone) – 12 year warranty
- Approximately 500 feet of direct frontage on highly traveled Sills Road

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

JB Schwartzberg, Managing Principal | 516-857-8013 | jbs@pcrellc.com
Jason Miller, Managing Principal | 516-413-1690 | jmiller@pcrellc.com

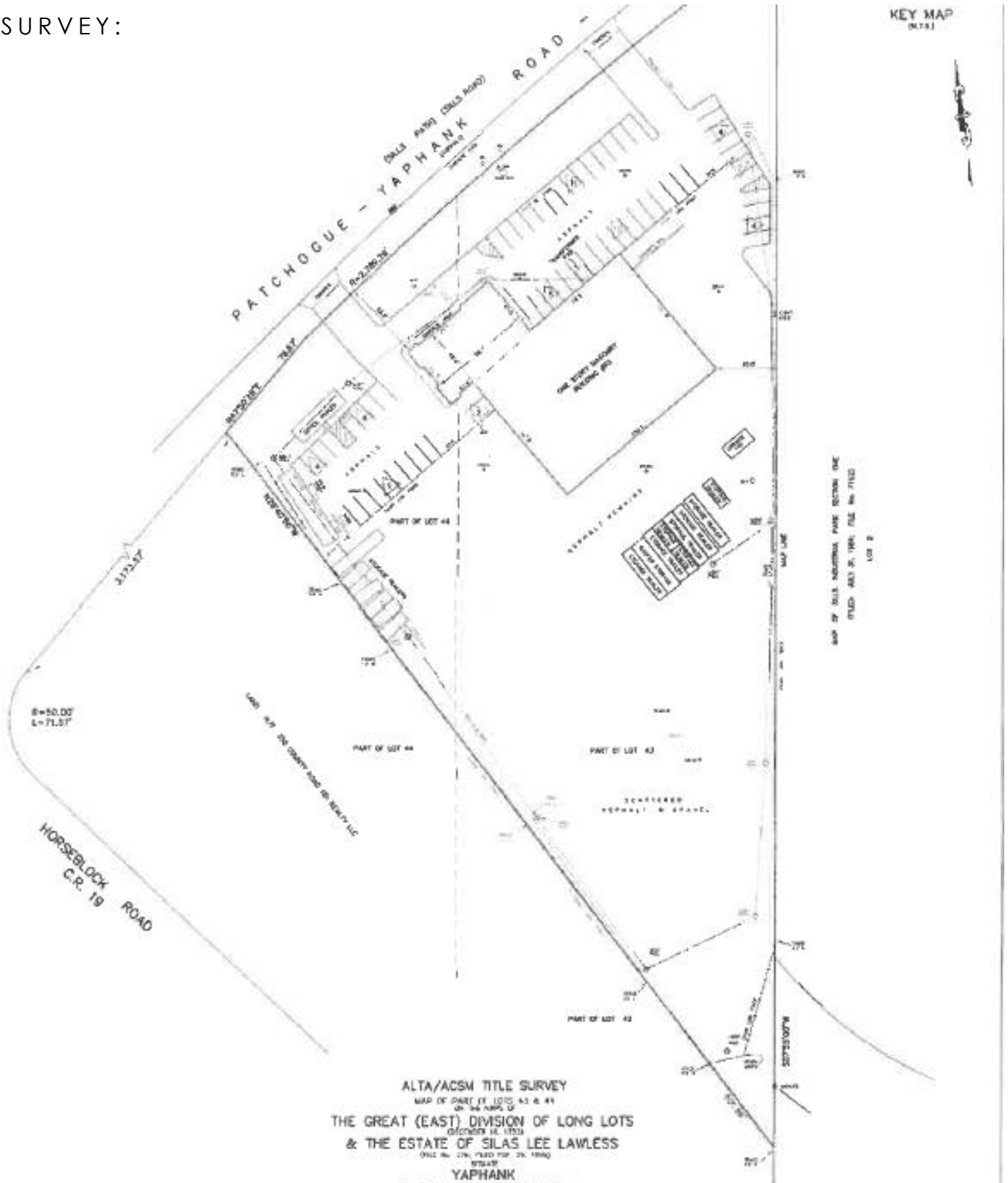
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SURVEY:



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