

**Lease**
**Industrial**
**Exclusive Listing**

**Property Information**
**445 Sills Road, Yaphank, NY 11980**

<b>Min Available SF:</b>	44,000	<b>Sprinklered:</b>	Yes	<b>Office Size:</b>	4,400
<b>Max Available SF:</b>	44,000	<b>Possession:</b>	Immediate	<b>Fuel:</b>	Gas
<b>Gross Building Area:</b>	350,000	<b>Parking:</b>	Ample	<b>Power:</b>	800 amps
<b>Lease Rate PSF:</b>	\$6.95			<b>Loading Docks</b>	4
<b>Lease Type:</b>	Industrial Gross			<b>Drive Ins:</b>	2
<b>RE Taxes PSF:</b>	\$1.10			<b>Ceiling Hgt:</b>	20'

Spectacular high-bay warehouse. Ideal for storage and distribution.  
Conveniently located one mile south of the LIE at Exit 66, Sunrise Highway and the new Brookhaven Rail Terminal.

**For Information, please contact:** Leo Farrell

(631) 761-9401 Direct Dial

Email [lfarrell@cbcli.com](mailto:lfarrell@cbcli.com)
**CBCLI.COM**

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Coldwell Banker Commercial Island Corporate Services  
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Islandia, NY 11749

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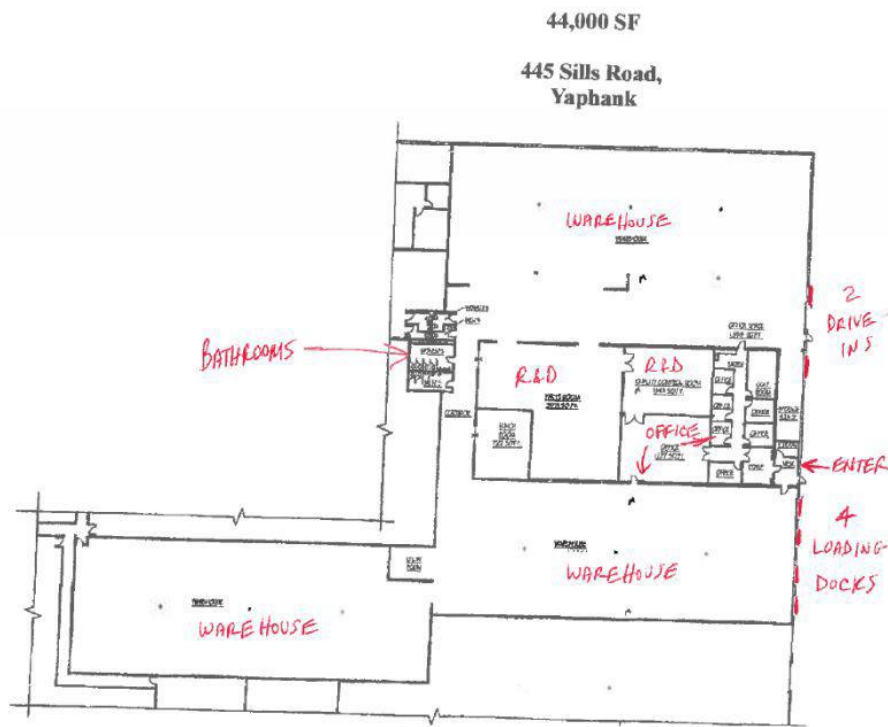
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