

For Sale | Industrial

124 Sills Road, Yaphank, NY



Building Size: 10,000 sf \pm
Lot Size: 6.30 acres \pm
Offices: 1,000 sf \pm
Ceiling Height: 21.5' \pm
Loading: 4 Drive-Ins (14' x 14')
Heat: Gas
Power: \pm 200 amps

- Town of Brookhaven
- Zoning L1
- Oversized Parcel
- Adjacent to rail (\pm 838' of track frontage)
- Section: 739 - Block: 1 - Lot: 6
- Ideal for Truck Repair / Outdoor Storage
- Crane in Warehouse
- Mezzanine in Warehouse

Sale Price: \$ 8,500,000
Taxes: \$ 40,788.45 / year \pm

METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ info@metrorealtyservices.com

www.metrorealtyservices.com

Exclusive Agent:

Jeremy D. Hackett
Licensed Real Estate Broker
Managing Partner

Cell: [\(516\) 456-0108](tel:5164560108)

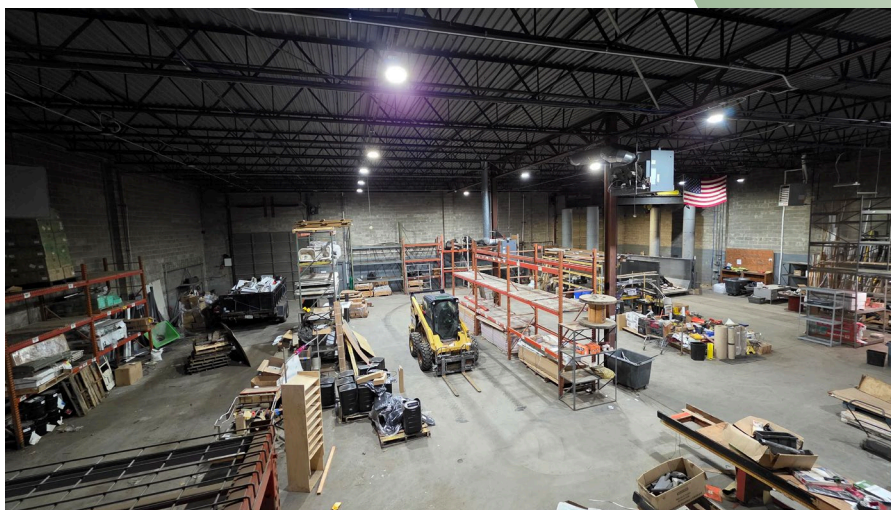
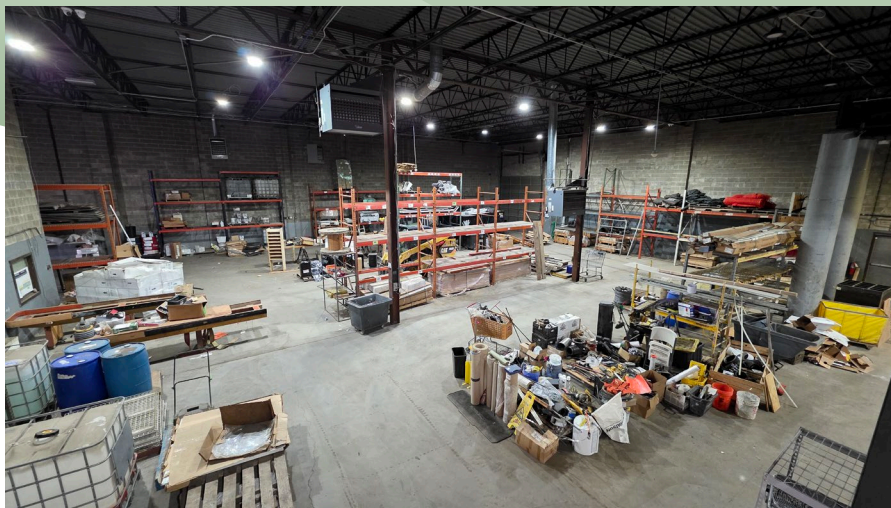
jeremy@metrorealtyservices.com

Mark Pawlitschek
Licensed Associate RE Broker
Cell: [\(631\) 921-8527](tel:6319218527)
mfp@metrorealtyservices.com

Modified: 4/13/2026

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

For Sale | Industrial
124 Sills Road, Yaphank, NY



METRO
REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788
(631) 770-0700 ~ info@metrorealtyservices.com
www.metrorealtyservices.com

Exclusive Agent:

Jeremy D. Hackett
Licensed Real Estate Broker
Managing Partner
Cell: [\(516\) 456-0108](tel:5164560108)
jeremy@metrorealtyservices.com

Mark Pawlitschek
Licensed Associate RE Broker
Cell: [\(631\) 921-8527](tel:6319218527)
mfp@metrorealtyservices.com

Modified: 4/13/2026

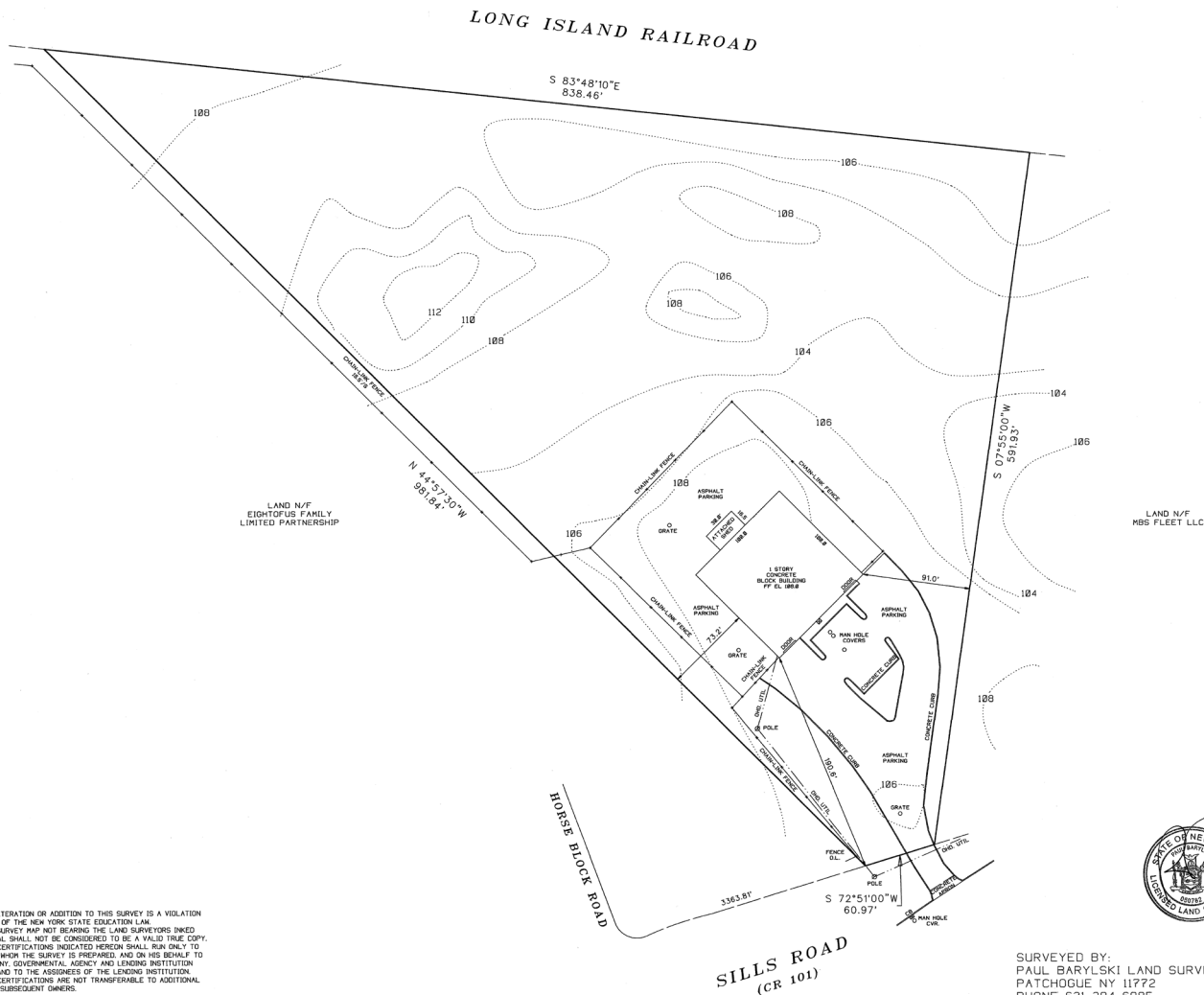
All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

For Sale | Industrial

124 Sills Road, Yaphank, NY

SURVEY OF:
 PROPERTY LOCATED AT WEST YAPHANK
 TOWN OF BROOKHAVEN
 SUFFOLK COUNTY, NEW YORK
 S.C.T.M. # 200-739-1-6
 AREA = 274,242.3 SF. = 6.30 ACRES
 SCALE: 1"=50'

NOTE: THE EXISTENCE OF RIGHT OF WAYS,
 WETLANDS AND/OR EASEMENTS OF RECORD
 IF ANY, NOT SHOWN ARE NOT GUARANTEED.



UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION
 OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
 COPIES OF THIS SURVEY THAT NOT BEARING THE LAND SURVEYORS INKED
 OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
 GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO
 THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO
 THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION
 LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION.
 GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL
 INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO:
 MKM ABSTRACT
 124 SILLS ROAD LLC.
 3541



SURVEYED BY:
 PAUL BARYLSKI LAND SURVEYING
 PATCHOGUE NY 11772
 PHONE 631-294-6985
 FAX 631-627-3186
 PAULBARYLSKI@YAHOO.COM
 MARCH 28, 2019



201 Moreland Road, Ste 4, Hauppauge, NY 11788
 (631) 770-0700 ~ info@metrorealtyservices.com
 www.metrorealtyservices.com

Exclusive Agent:

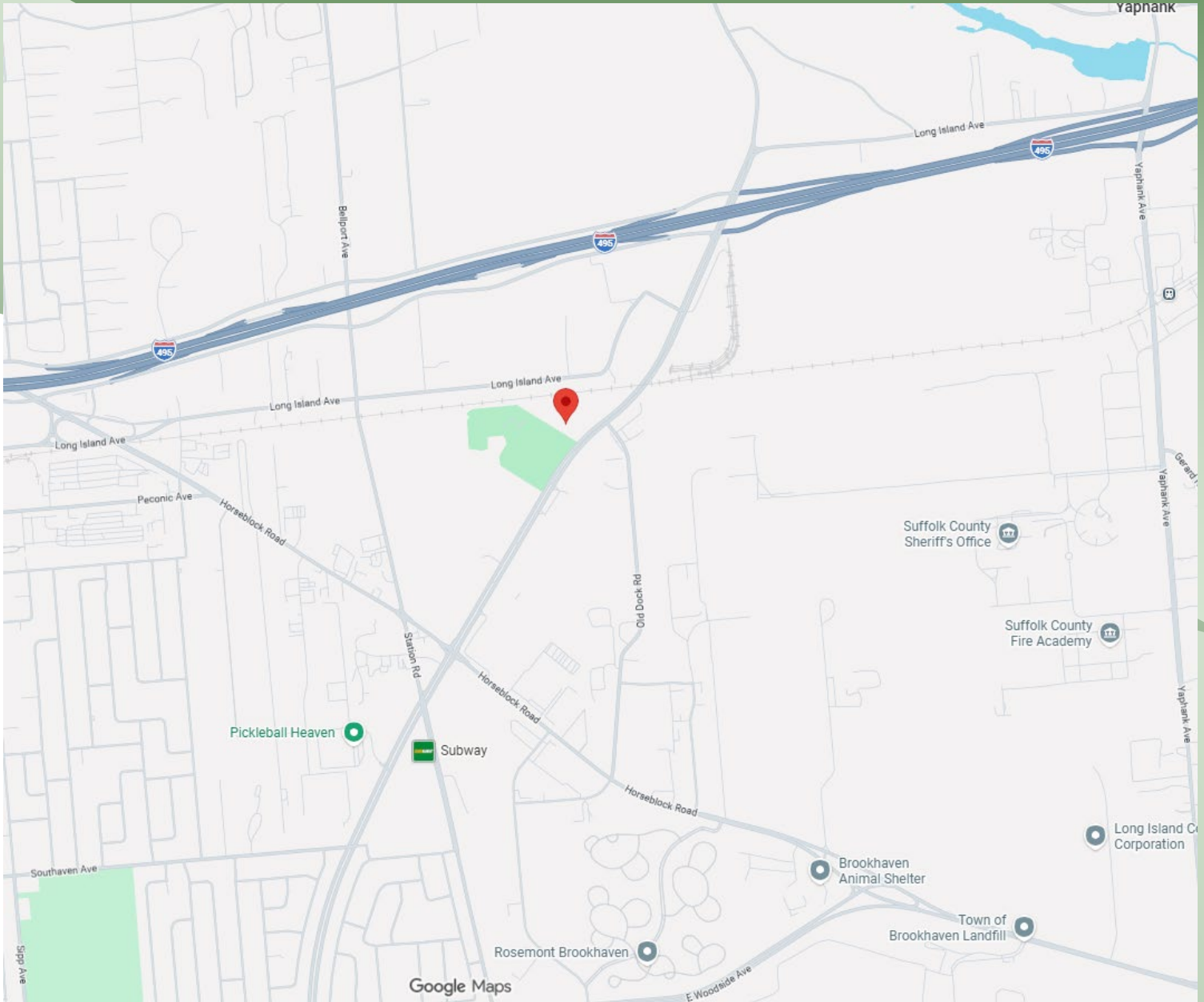
Jeremy D. Hackett
 Licensed Real Estate Broker
 Managing Partner
 Cell: (516) 456-0108
jeremy@metrorealtyservices.com

Mark Pawlitschek
 Licensed Associate RE Broker
 Cell: (631) 921-8527
mfp@metrorealtyservices.com

Modified: 4/13/2026

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

For Sale | Industrial 124 Sills Road, Yaphank, NY



METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ info@metrorealtyservices.com

www.metrorealtyservices.com

Exclusive Agent:

Jeremy D. Hackett
Licensed Real Estate Broker
Managing Partner

Cell: [\(516\) 456-0108](tel:5164560108)

jeremy@metrorealtyservices.com

Mark Pawlitschek
Licensed Associate RE Broker
Cell: [\(631\) 921-8527](tel:6319218527)
mfp@metrorealtyservices.com

Modified: 4/13/2026

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.