

For Sale | Industrial

31 Old Dock Road, Yaphank, NY



Building Size: 11,975 sf
Lot Size: 1.23 acres
Offices: ± 37% (High end finishes)
Ceiling Height: ±16'
Drive-ins: 2
Docks: 1
Heat: Gas
Power: ± 600 amps

Sale Price: \$ 3,500,000
Taxes: \$ 31,990.48 / year ±

- IDA Benefits / Tax Abatement Available
- 1.2 miles off LIE
- 2.6 miles off Sunrise Hwy
- Town of Brookhaven
- ± 32 car parking
- Oversized Parcel
- Town of Brookhaven
- Zoning L1
- Section: 777 - Block: 05 - Lot: 1.009
- Built 1999

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

Modified: 2/16/2026

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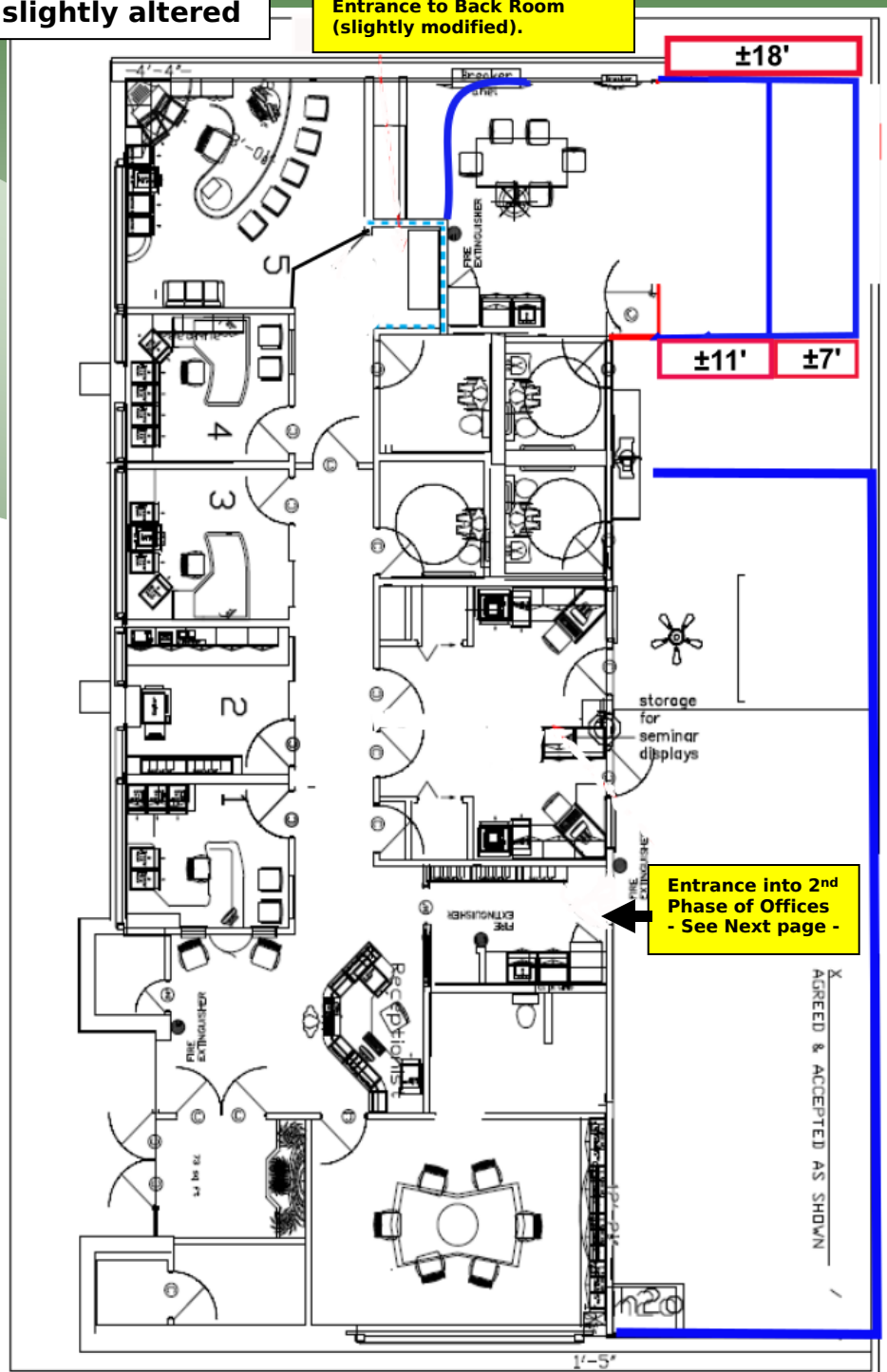
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Front Office Space
Floor Plan

Plans have been slightly altered

Entrance to Back Room
(slightly modified).



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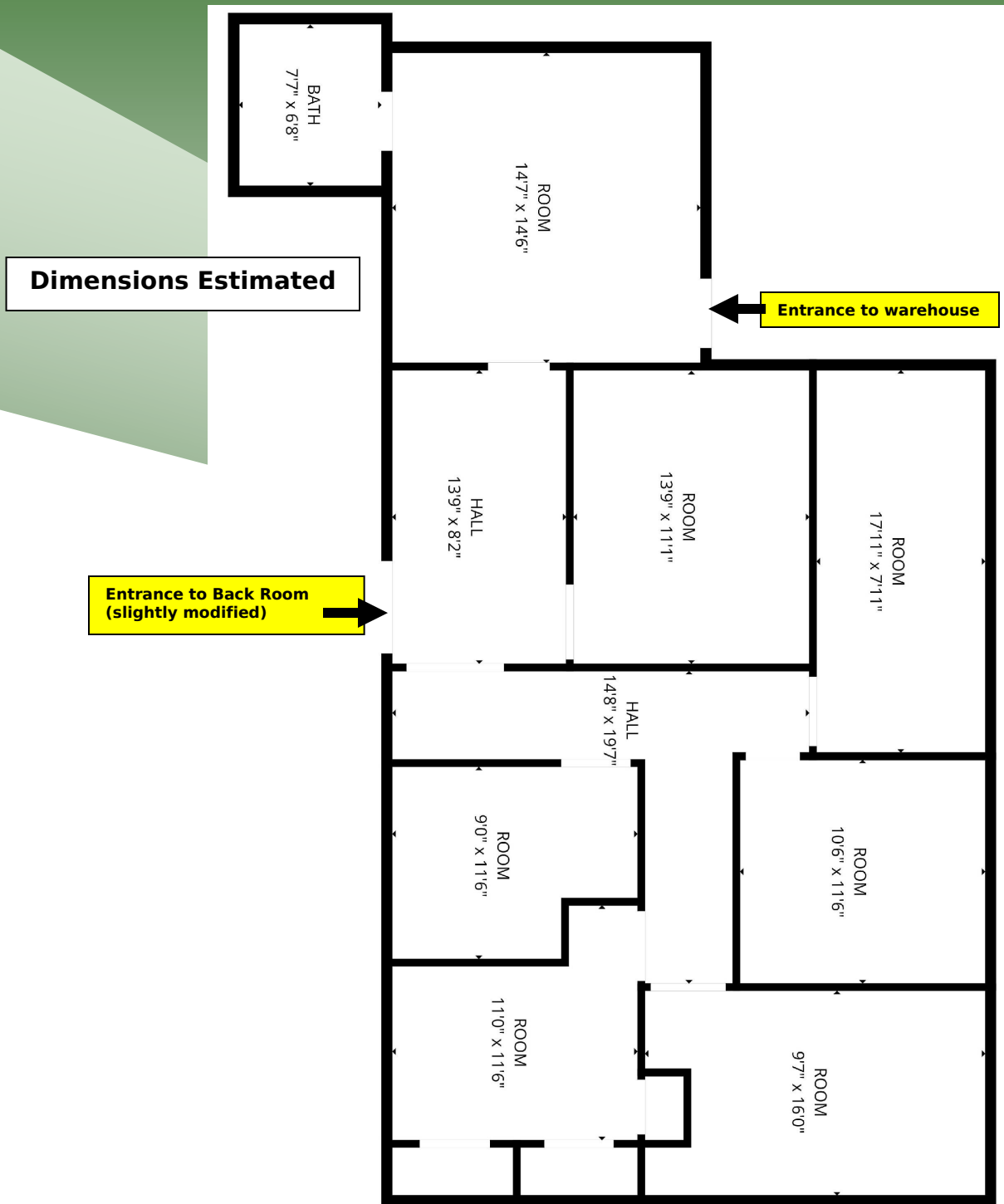
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Phase 2 Office
Floor Plan



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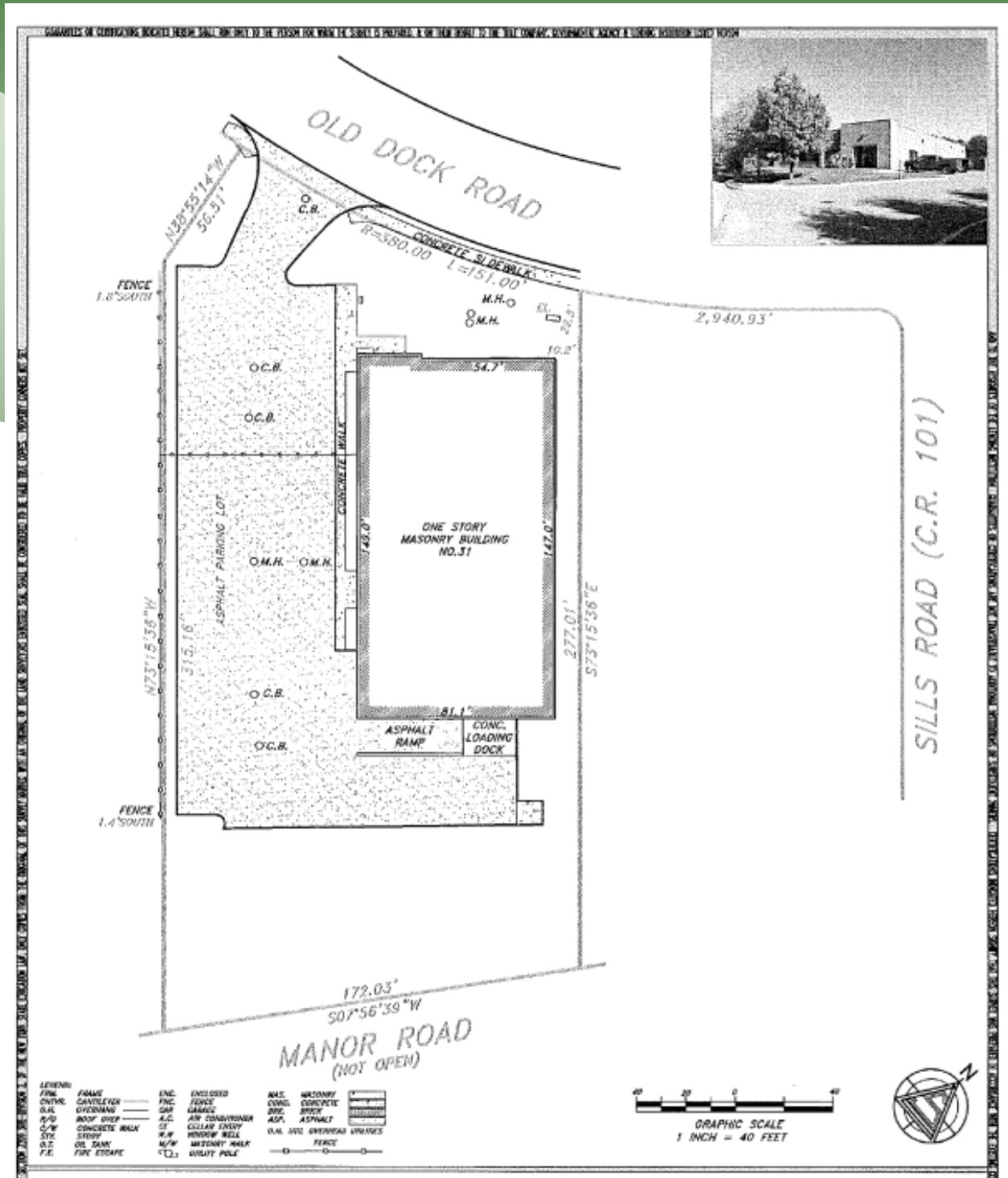
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