



Commercial Real Estate

FOR LEASE 1.98± ACRES

Submit Offers

NE Corner of Sills & N Service Rd. Yaphank, NY 11980



Property Description

The subject site is an undeveloped parcel that was previously approved for retail development. The site is directly off of the Long Island Expressway Service Road.

MPC Unit 1532



Aerial Photo

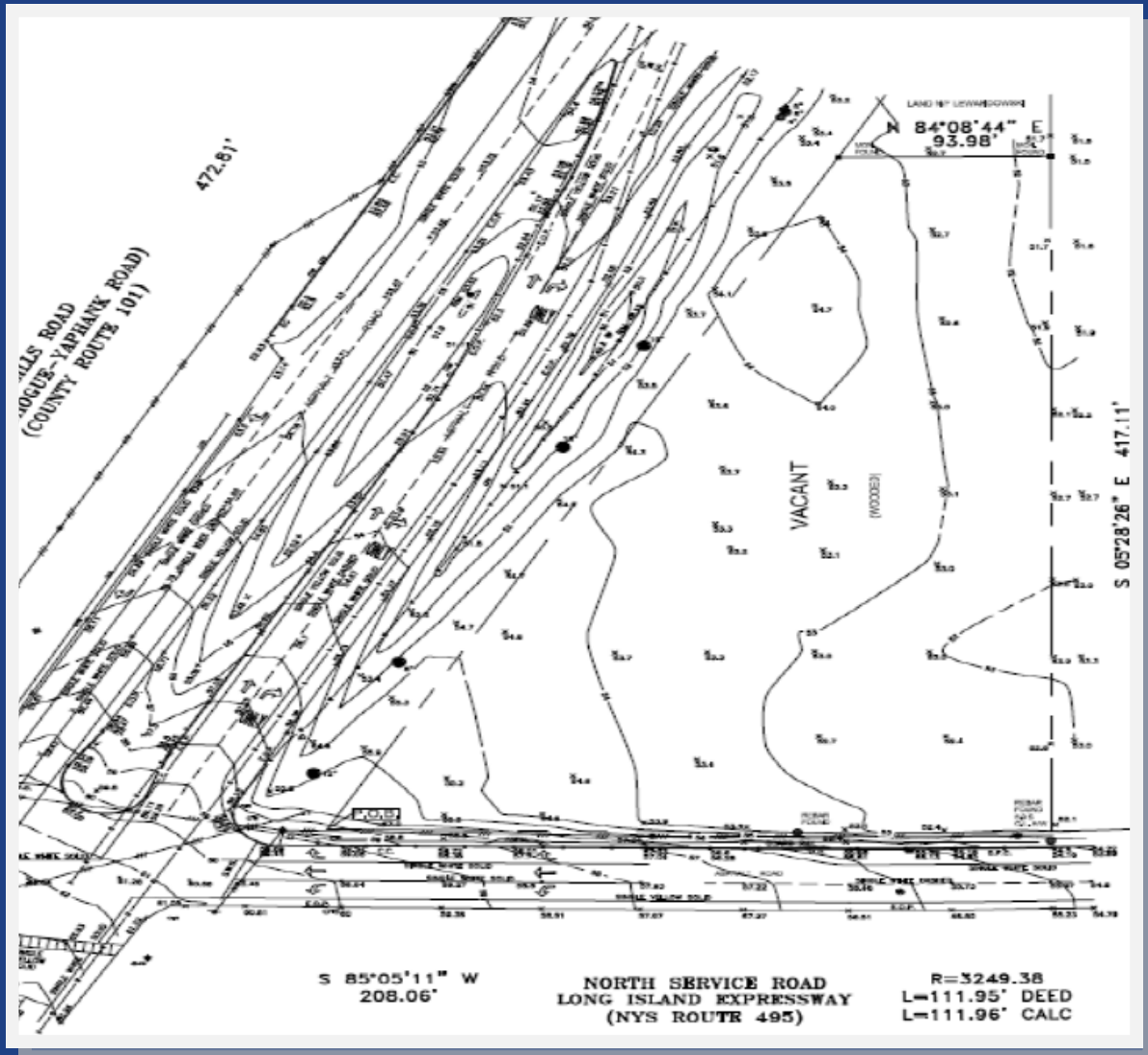


Property Information

- **Lot Size: Approx. 1.98 Acres**
- **Zoning: Commercial**
- **City Utilities: Electric**
- **Traffic Count:**
 - 17,000 daily ramp traffic**
 - 75,000 daily expressway traffic**



Property Boundaries



Surrounding Properties

- Western Union
- Farming
- Convenience Store