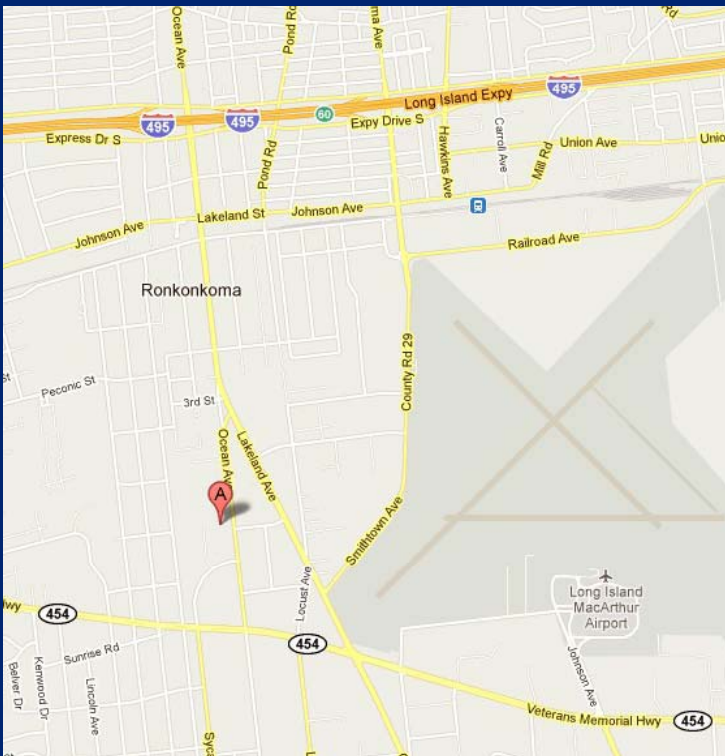


Industrial Building Available For Sale or Lease

1900 Ocean Avenue, Ronkonkoma, NY

38,500 sq. ft.



Plot Size: 2.40 Acres
Office Space: 16,000 sq. ft.
Ceiling Height: 20'
Loading: 4 Loading Docks
 2 Drive-in Doors
Power: 1,200 Amps
Sprinklers: Yes
A/C: FULL
Heat: Gas
Parking: 90
Annual Taxes: \$71,145 (\$1.85/sq. ft.)

Sale Price: **\$3,426,500** (\$89/sq. ft.)
Lease Price: **\$8.50/sq. ft.**
(includes base year taxes)

***Upgraded Executive Offices
 Prime Industrial Building
 Corporate Setting***

For more information please contact:

Schacker Real Estate Corp. 631-293-3700

info@schackerrealty.com

All information is subject to errors, omissions, modification, and withdrawal.

Information is from sources deemed to be reliable but should not be relied upon without independent verification.

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