



Schacker Real Estate Corp.

www.schackerrealty.com

11,800 sq. ft. Available For Sale or Lease 951 South 2nd Street, Ronkonkoma, NY



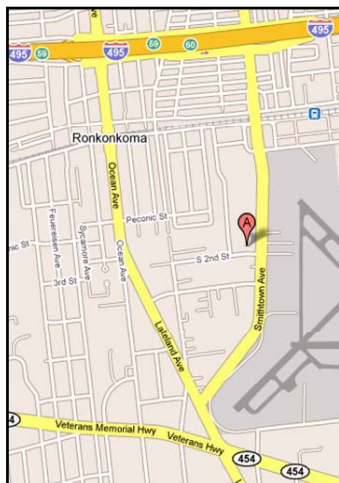
Lot Size:	0.83 Acres
Office Space:	15%
Ceiling Ht:	15' clear
Loading:	1 Loading Dock with leveler 1 Drive-in Door
Power:	800 Amps
Compressed Air:	Distributed
Cooling:	Full A/C
Heat:	Gas
Parking:	32 Cars
Annual Taxes:	\$27,898

Notes: Building can be divided approx. 5,000sf/6,800sf. Can be delivered with tenant in 5,000sf.

Lease Price:
\$9.50/sq. ft.

(includes base year taxes)

Sale Price:
\$1,475,000
(\$125/sq. ft.)



Contact: Schacker Realty 631-293-3700

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



951 South 2nd Street, Ronkonkoma, NY Additional Photos



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