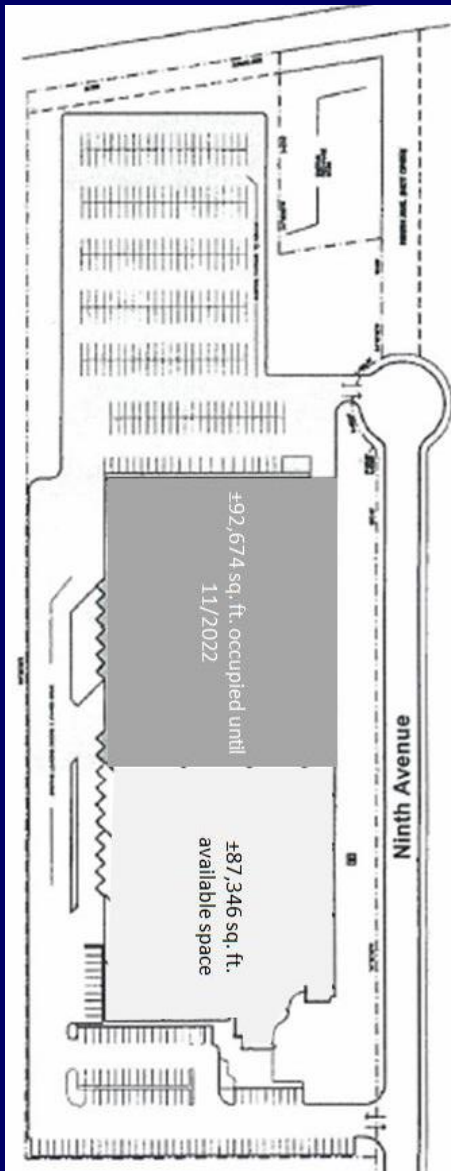


Location Map



Site Plan and Aerial View



SCHACKER REALTY Exclusive Listing

Available: 87,346 sq. ft. Class A+ HQ & Distribution Center
2060 9th Ave., Ronkonkoma, NY



- ❖ 31' under steel ceiling height
- ❖ 8 loading docks with 120' swing room, dock levelers & shelters
- ❖ 25,197 sf office can be reduced to \pm 18,000/sf
- ❖ Fully sprinklered, partial ESFR, partial in-rack.
- ❖ Air conditioning in offices & 100 tons covering most of warehouse
- ❖ New TPO roof membrane installed 2018
- ❖ Pallet racking in-place
- ❖ Future expansion to 180,000 sq. ft. possible
- ❖ Back-up generator

**Philip Shwom, SIOR, CCIM Licensed Real Estate Broker
& Joseph Nesto, Licensed Real Estate Salesperson**

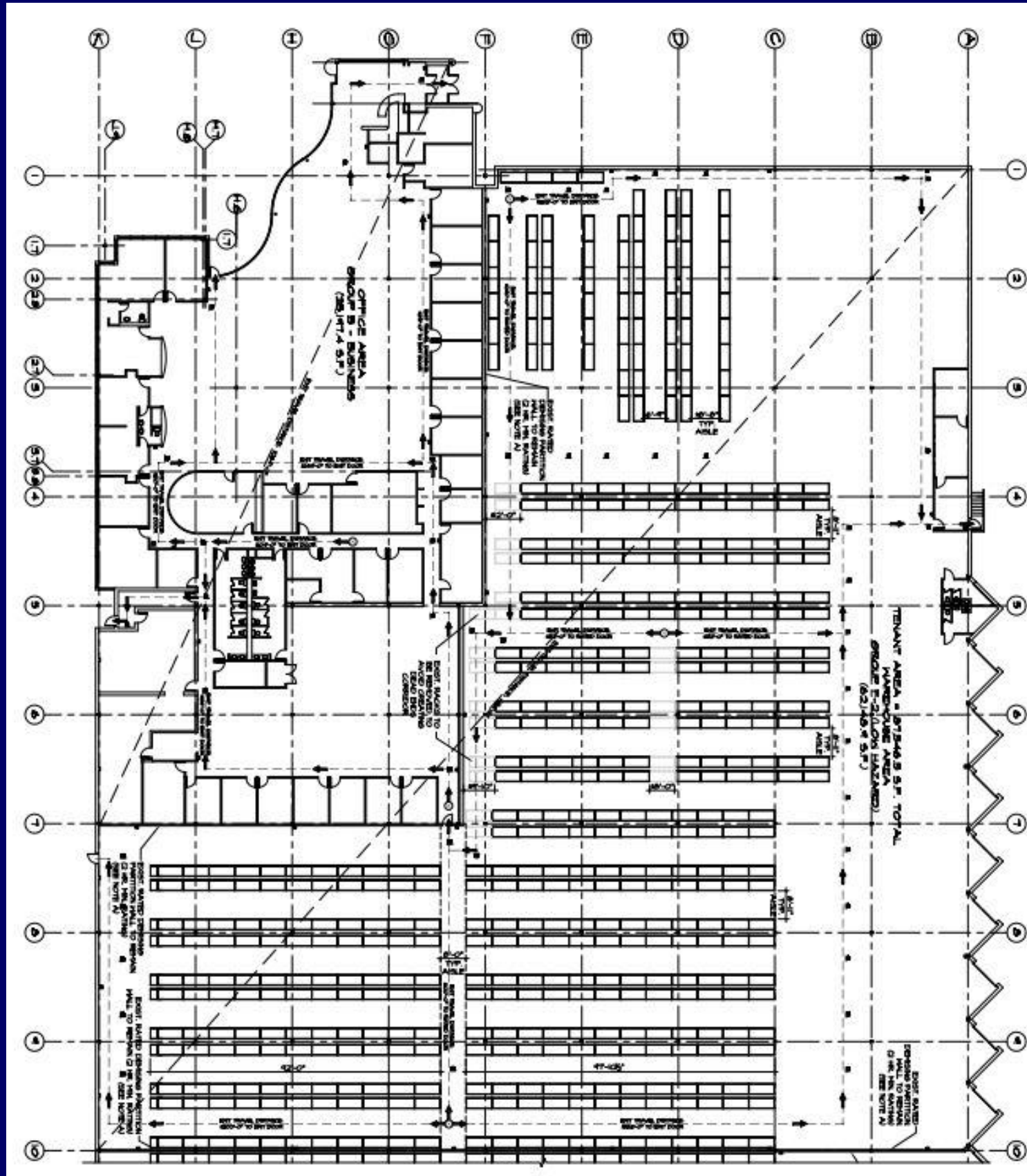
(631) 293-3700 ext. 39 or ext. 24

www.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.

Floor Plan



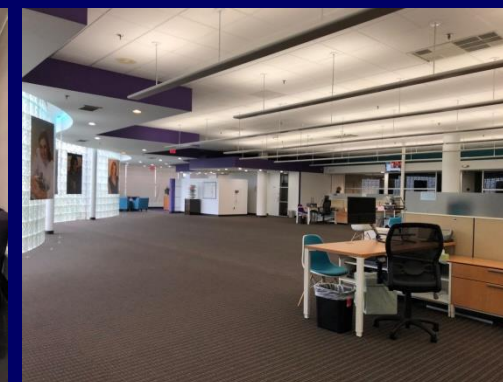
Property Info

Plot Size: 12.12 acres
Office/R&D: 25,197 sf, (11' under grid)
Ceiling Height: ±31' under steel
Column Span: ±34' x 30'
Loading: 8 Loading Docks
Power: ±600 Amps @ 277/480 V.
Sprinklers: ESRF or in-rack
A/C: Offices + 100 tons in Whs.
Heat: Gas & Oil
Sanitary: Septic
Parking: 125 spaces + 25 spaces
Mezzanine: ±6,800 sq. ft. (87,346 1st fl.)

Pricing & Taxes:

Lease Price: TBD
Taxes: 2021/2022: \$1.99/sf
 Possible tax abatement available thru Town of Islip Industrial Development Agency
CAM & Ins. \$0.90/sq. ft.

Property Images



Exclusive agents: Philip Shwom cell 631-786-4422 ps@schackerrealty.com
 Joseph Nesto cell 516-503-5241 in@schackerrealty.com