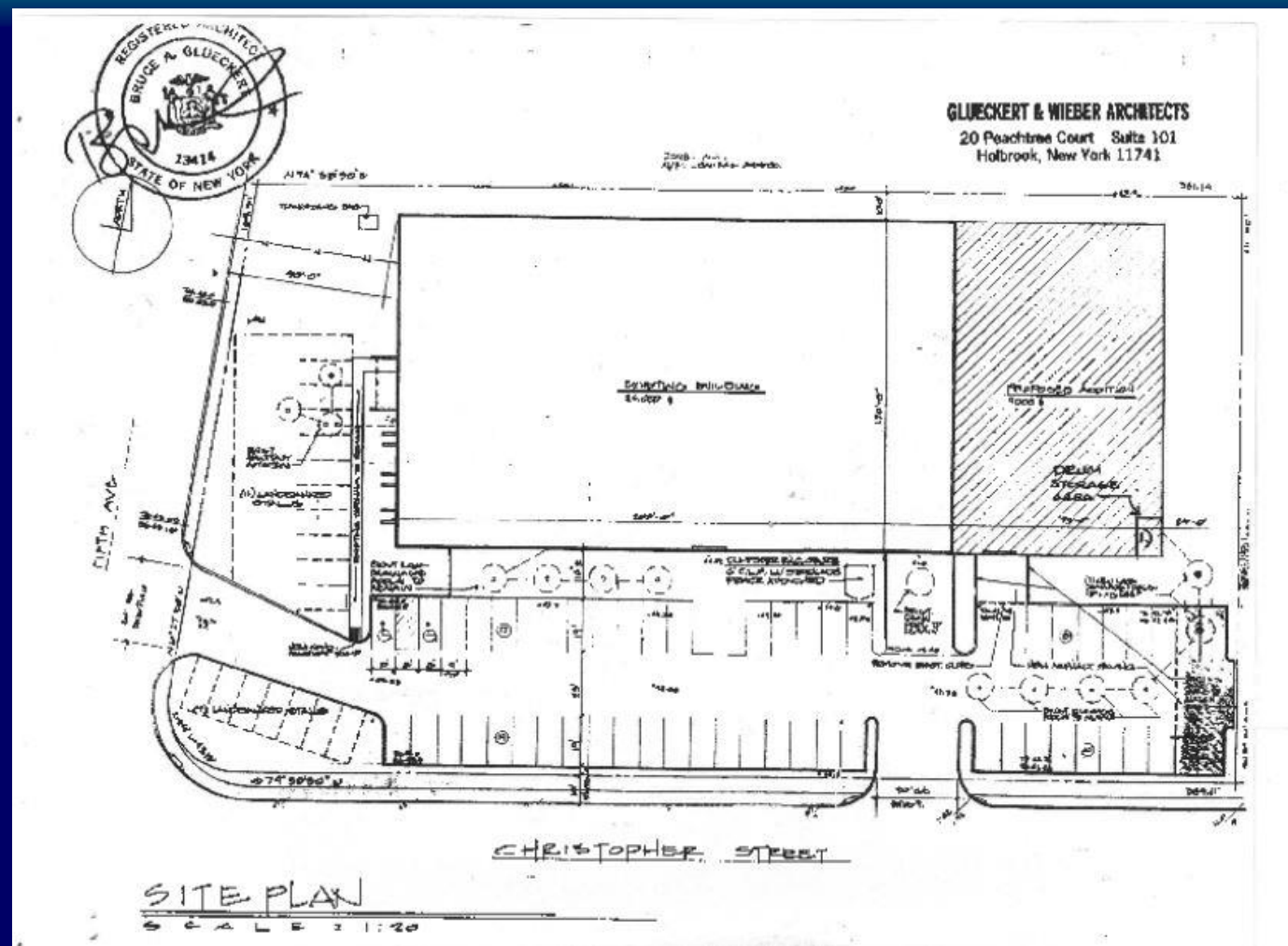


Site Plan



SR

SCHACKER REALTY Exclusive Listing

33,000 Sq. Ft. Industrial Property for Sale
2175 5th Ave, Ronkonkoma, NY 11779



Aerial View



- ❖ 18' clear ceiling height
- ❖ 4,500 sq. ft. air-conditioned office space
- ❖ 2 docks, 2 drive-ins
- ❖ Fully sprinklered
- ❖ 3,000 amps of power
- ❖ Gas heat

Building is well suited for manufacturing featuring heavy power and excellent distribution, Also well suited for warehouse and distribution with 18' height and good loading.

For more information, please contact exclusive broker:

Ralph Perna, Licensed Associate Real Estate Broker

631-293-3700 x46, Cell: 516-524-8060

rp@schackerrealty.com

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.

Property Images



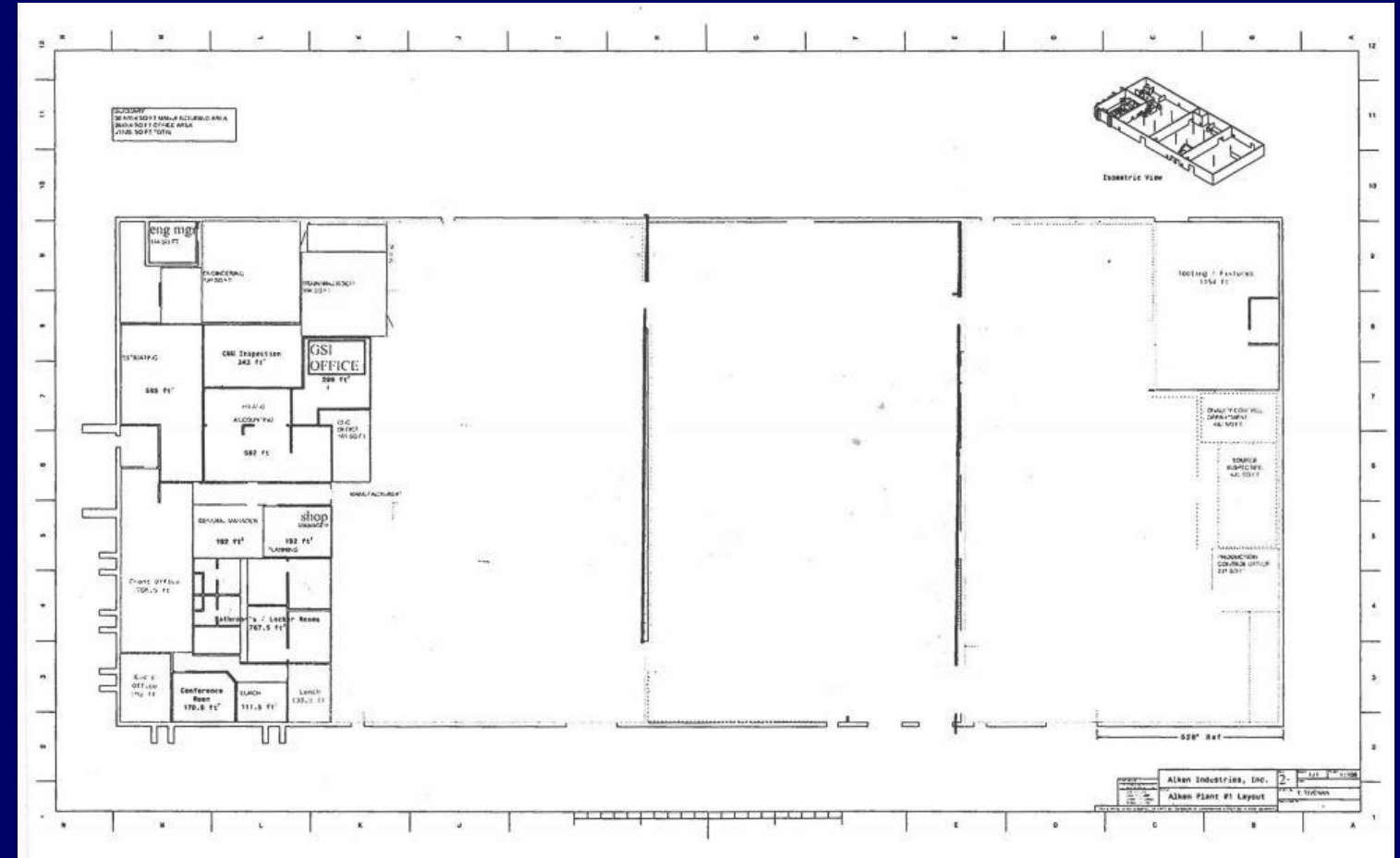
Property Information

Building Size: 33,000 Sq. Ft.
Plot Size: 1.75 acres
Office: 4,500 Sq. Ft.
Ceiling Height: 18.0' clear
Loading: 2 docks, 2 drive-ins
Power: 3,000 Amps
Sprinklers: Fully sprinklered
A/C: Offices only
Heat: Gas

Pricing & Taxes:

Sale Price: 6,950,000 (\$210.61 psf)
Taxes: 2021: \$72,000 (\$2.18 psf)

Floor Plan



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