

87,346 Sq. Ft. Class A+ HQ & Distribution Center for Lease
Divisible to 70,346 Sq. Ft.
2060 9th Ave, Ronkonkoma, NY 11779



Building Size: 177,842 sq. ft.

Lot Size: 12.12 acres

Lease Price: \$13.95 net
(\$16.95 net for 70,346 sq. ft.)

Taxes: \$2.19 sq. ft.

CAM & Ins: \$0.75 sq. ft

Occupancy: 1/15/2023

Short term lease in effect until
January 15, 2023

Possible tax abatement
available through Town of Islip
Industrial Development Agency

Property Specifications:

31' under steel ceiling height
8 loading docks with 120' swing room,
dock levelers & shelters
Offices: 1,000/sf for 70,346/sf unit and
17,000/sf or 23,000/sf for 87,346/sf
Fully sprinklered. ESFR system in
warehouse excluding speed bay.
±100 tons warehouse A/C, (older units
may require repair/servicing)
600amps @ 277/480 volts
Gas heat

Property Features:

Mezzanine: ± 6,800.sf (87,346 1st
fl.)
Very Narrow Aisle wire guided
pallet racking in ±27,000/sf
Future expansion to 180,000/sf
possible
Back-up generator
Column span: 34'6" x 30'6"
Heat: Gas & Oil
Sanitary: Septic
New TPO roof membrane- 2018

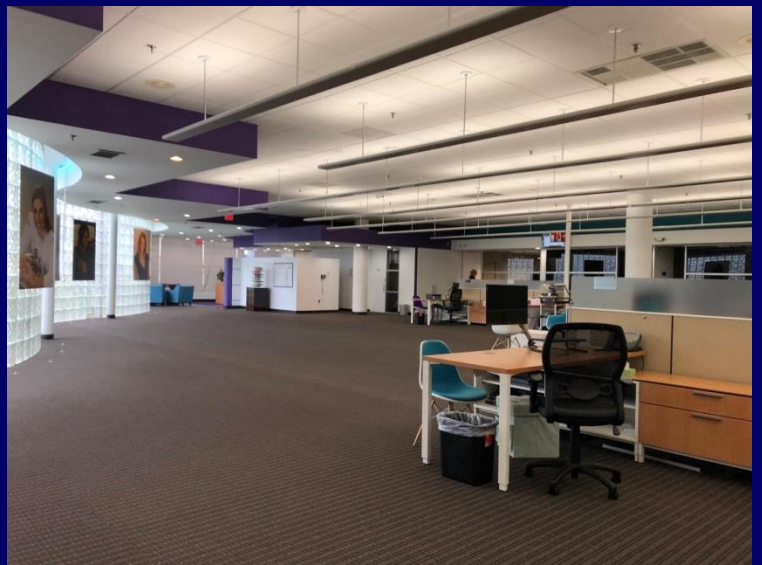
Philip Shwom, SIOR, CCIM, Licensed RE Broker, Cell: 631-786-4422, ps@schackerrealty.com

Joseph Nesto, Licensed RE Associate Broker, Cell: 516-503-5241, jn@schackerrealty.com

631-293-3700, Ext 39 or Ext 24

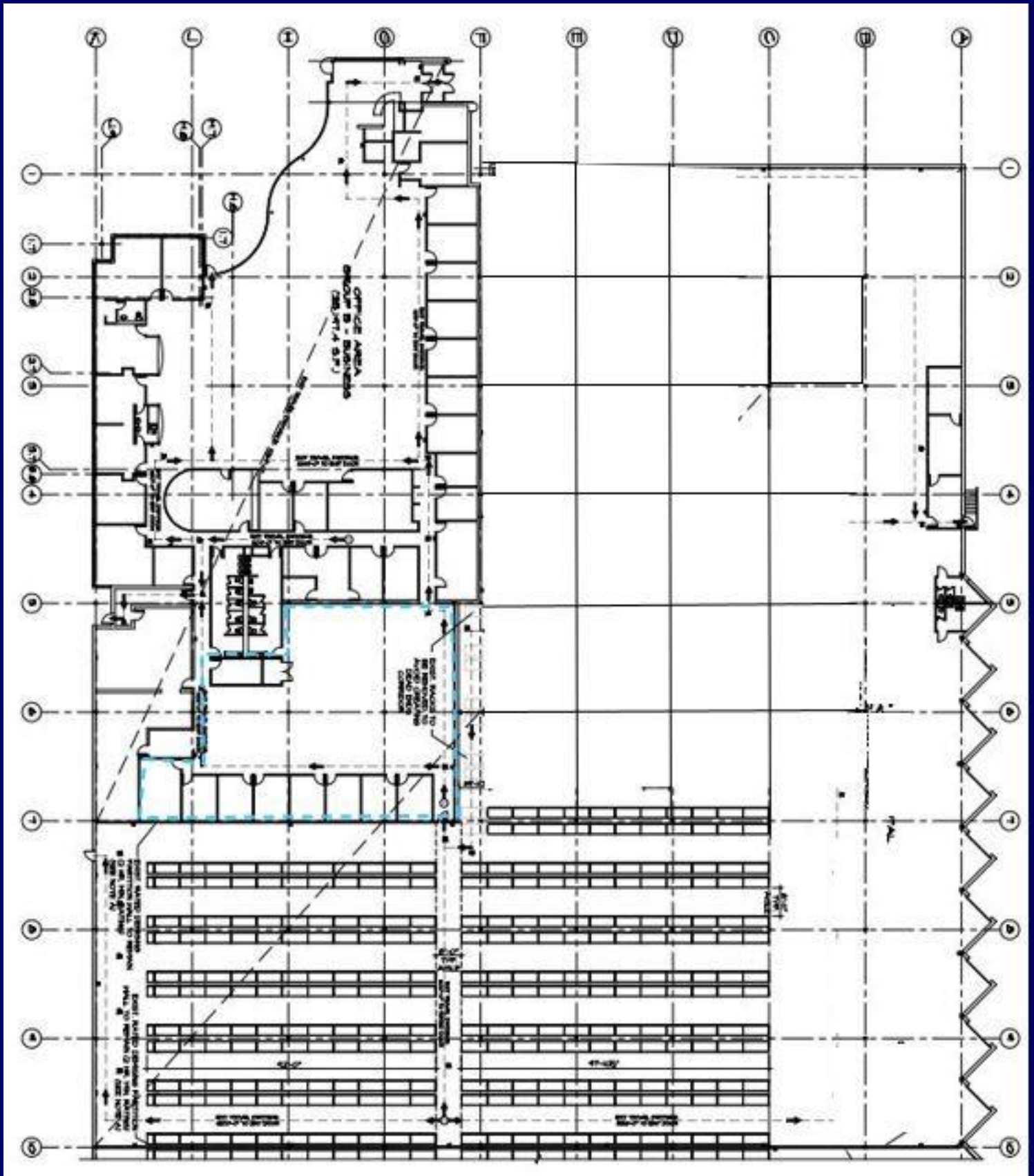
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Property Images



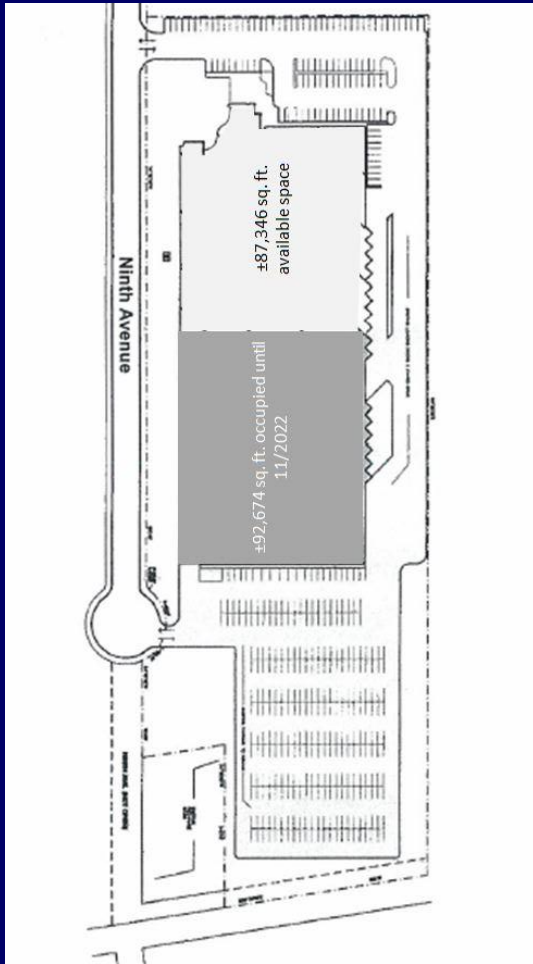
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Floor Plan



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Site Plan & Aerial View



Location Map



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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