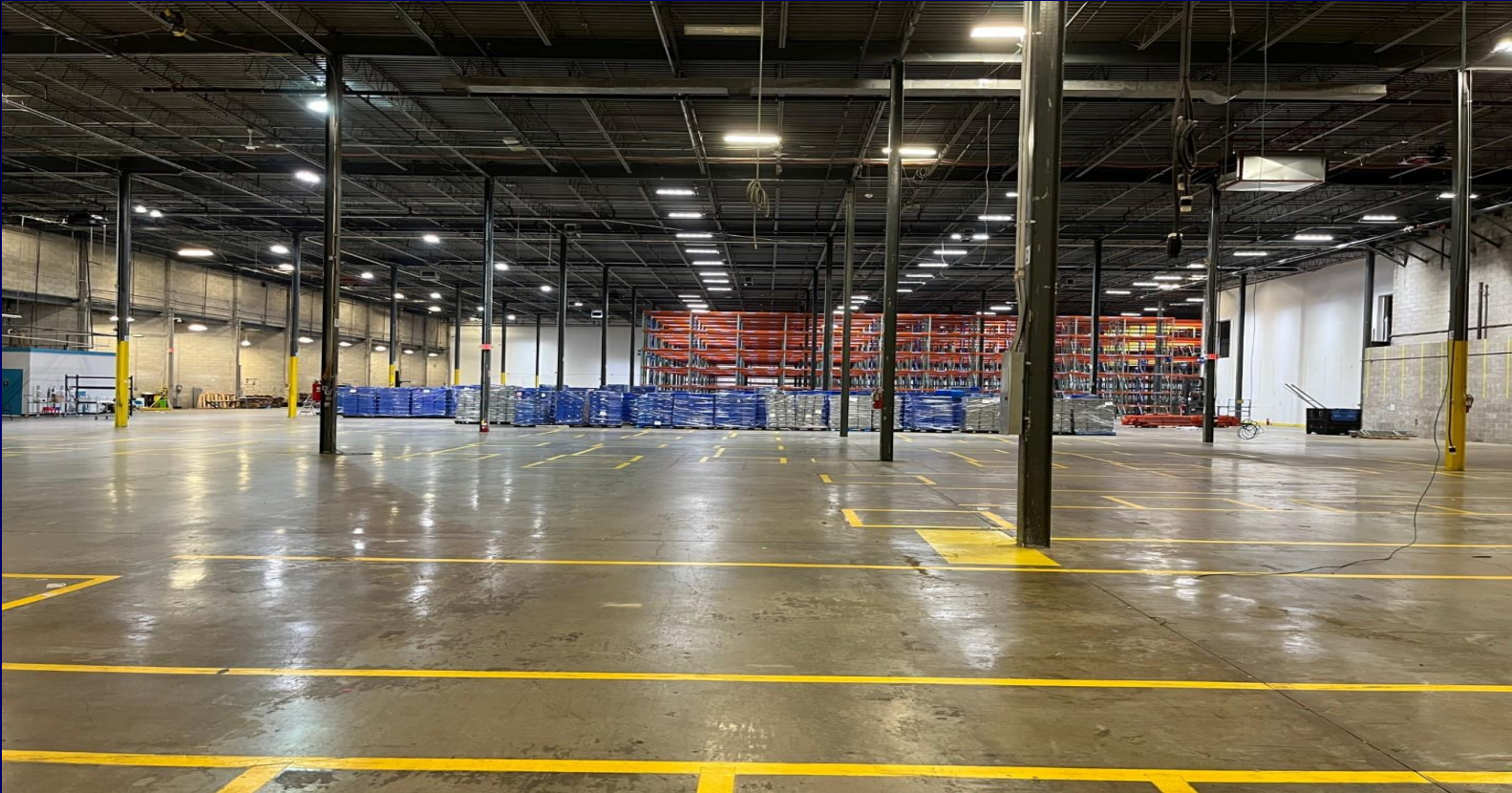




SCHACKER REALTY EXCLUSIVE

70,346 Sq. Ft. Class A+ Distribution Center for Lease  
2060 9<sup>th</sup> Ave, Suite A, Ronkonkoma, NY 11779



**Building Size:** 177,842 sq. ft.

**Lot Size:** 12.12 acres

**Lease Price:** \$16.50 net

**Taxes:** \$2.19 sq. ft.

**CAM & Ins:** \$0.75 sq. ft

**Occupancy:** 1/15/2023

**Short term lease in effect  
until January 15, 2023**

### Property Specifications:

- 31' ceiling height (under steel)
- 8 loading docks with levelers
- ESFR sprinkler system
- ±100 tons warehouse A/C, (older units may require repair/servicing)
- ±1,000/sf office + break room
- 600 amps @ 277/480 volts
- Column span: ±34'6" x ±30'6"
- Gas heat

### Property Features:

- Very Narrow Aisle wire guided pallet racking in ±27,000/sf
- Future expansion to 180,000/sf LED lighting
- New TPO roof membrane- 2018

Philip Shwom, SIOR, CCIM, Licensed RE Broker, Cell: 631-786-4422, [ps@schackerrealty.com](mailto:ps@schackerrealty.com)

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631-293-3700, Ext 39 or Ext 24

[www.schackerrealty.com](http://www.schackerrealty.com)

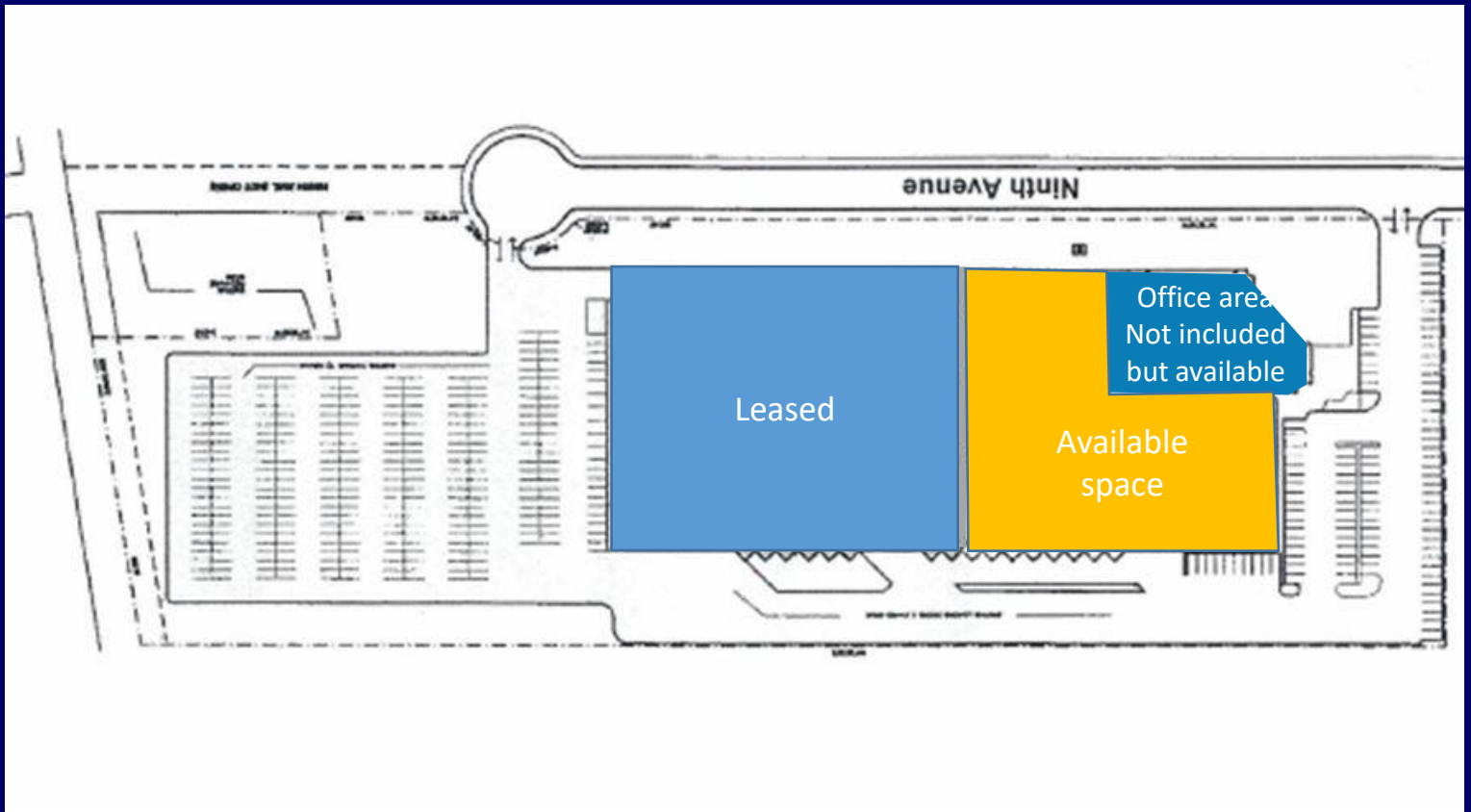
# Property Images



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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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