

**7,700/SF Industrial Building for Sale**  
**2035 Ocean Ave, Ronkonkoma, NY 11779**



**Specifications:**

**Building Size:** 7,700/sf  
**Lot Size:** 0.50 acres  
**Office space:** 700/sf air-conditioned space  
**Loading:** 3 drive-ins  
**Height:** 12' clear ceiling height  
**Power:** 200 amps  
**Sprinklers:** None  
**Sewers:** None  
**Heat:** Oil

**Pricing and timing:**

**Sale price:** \$1,750,000 (\$227.27psf)  
**Taxes:** \$21,175 (\$2.75/sf)  
**Occupancy:** 4/1/2023

Large gated yard. Abandon Rd is available for additional land.

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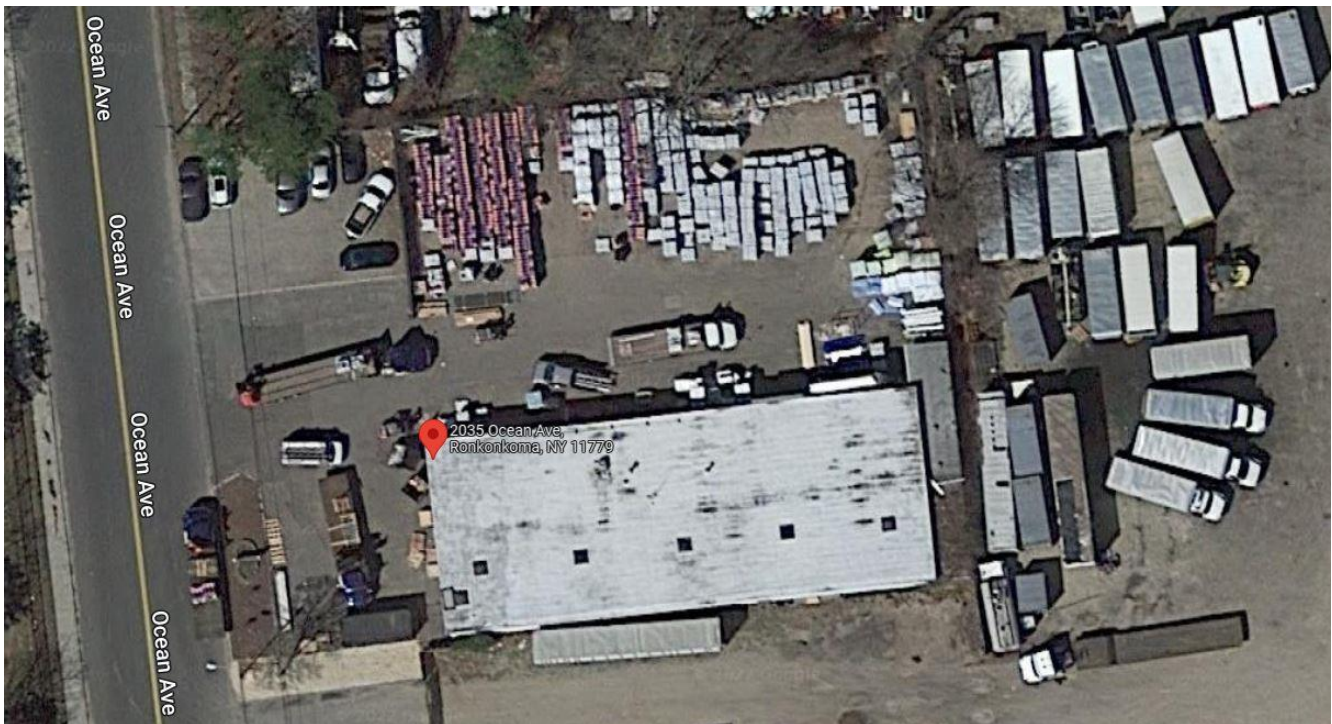
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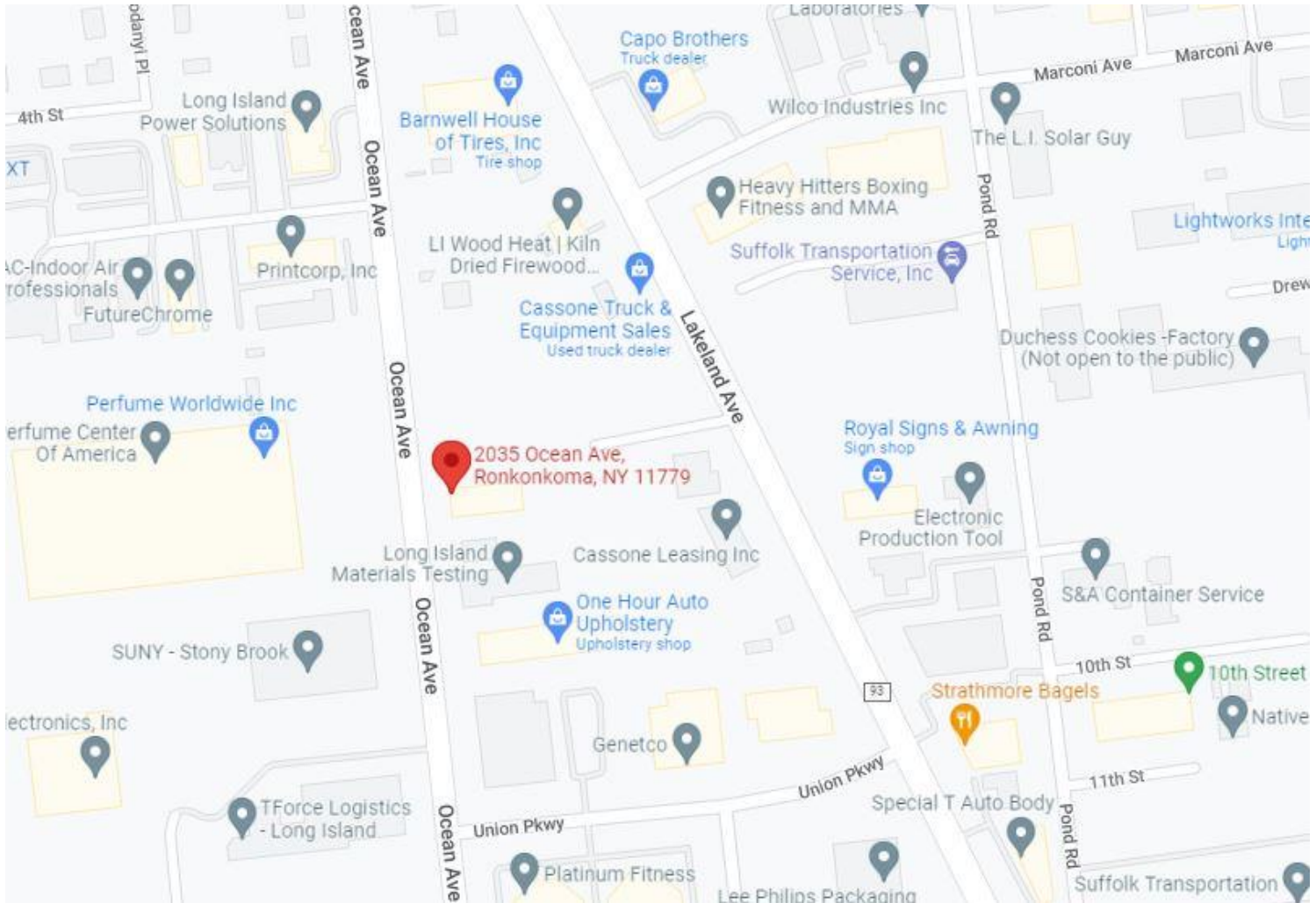
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