

33,000/SF Industrial Building for Lease
2175 5th Ave, Ronkonkoma, NY 11779



Specifications:

Building Size: 33,000/sf
Lot Size: 1.74 acres
Office space: 4,500/sf air-conditioned
Loading: 2 docks, 2 drive-ins
Height: 18' clear ceiling height
Power: 4,000 amps
Sprinklers: Fully Sprinklered
Heat: Gas
Year built: 1978

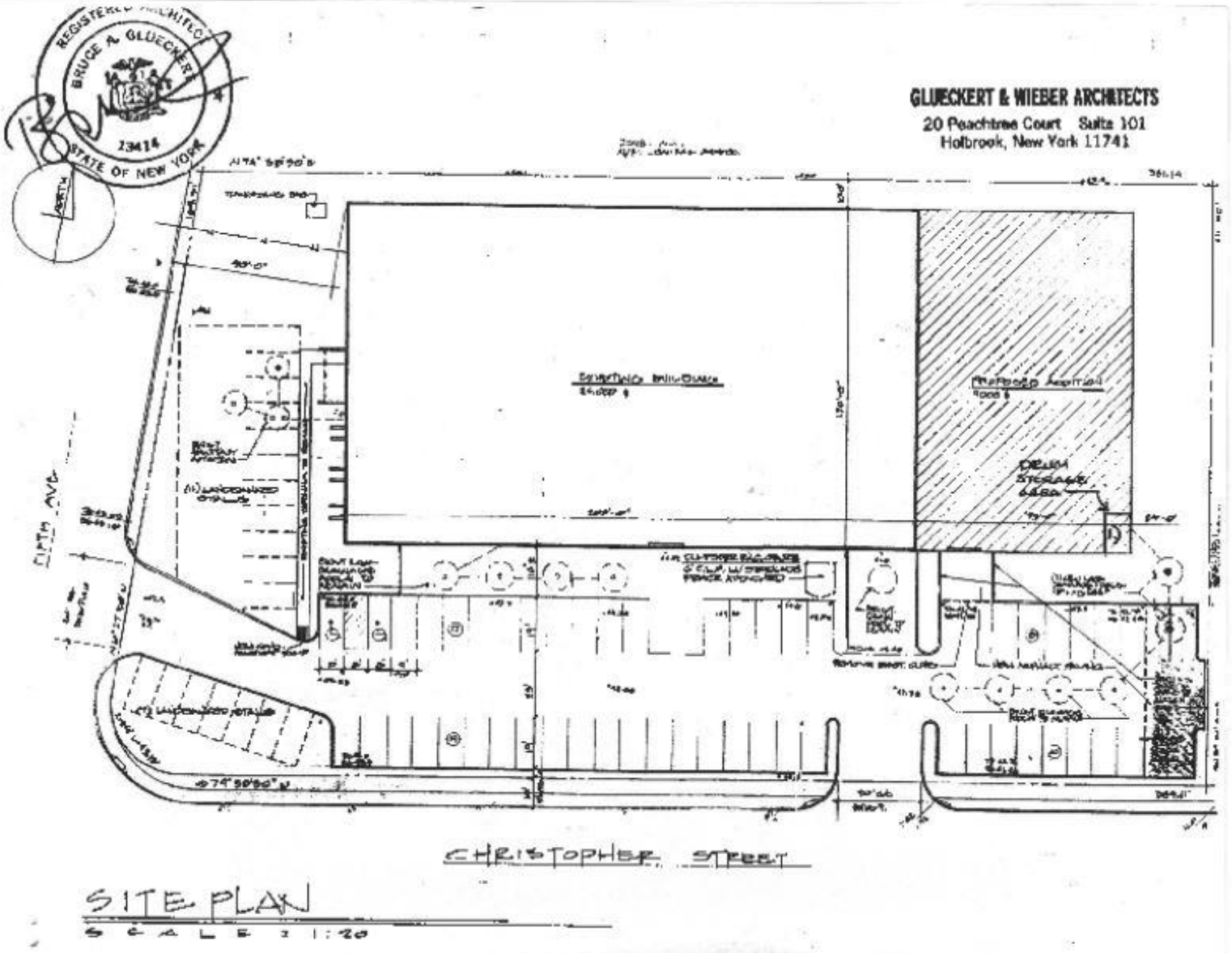
Pricing and Timing:

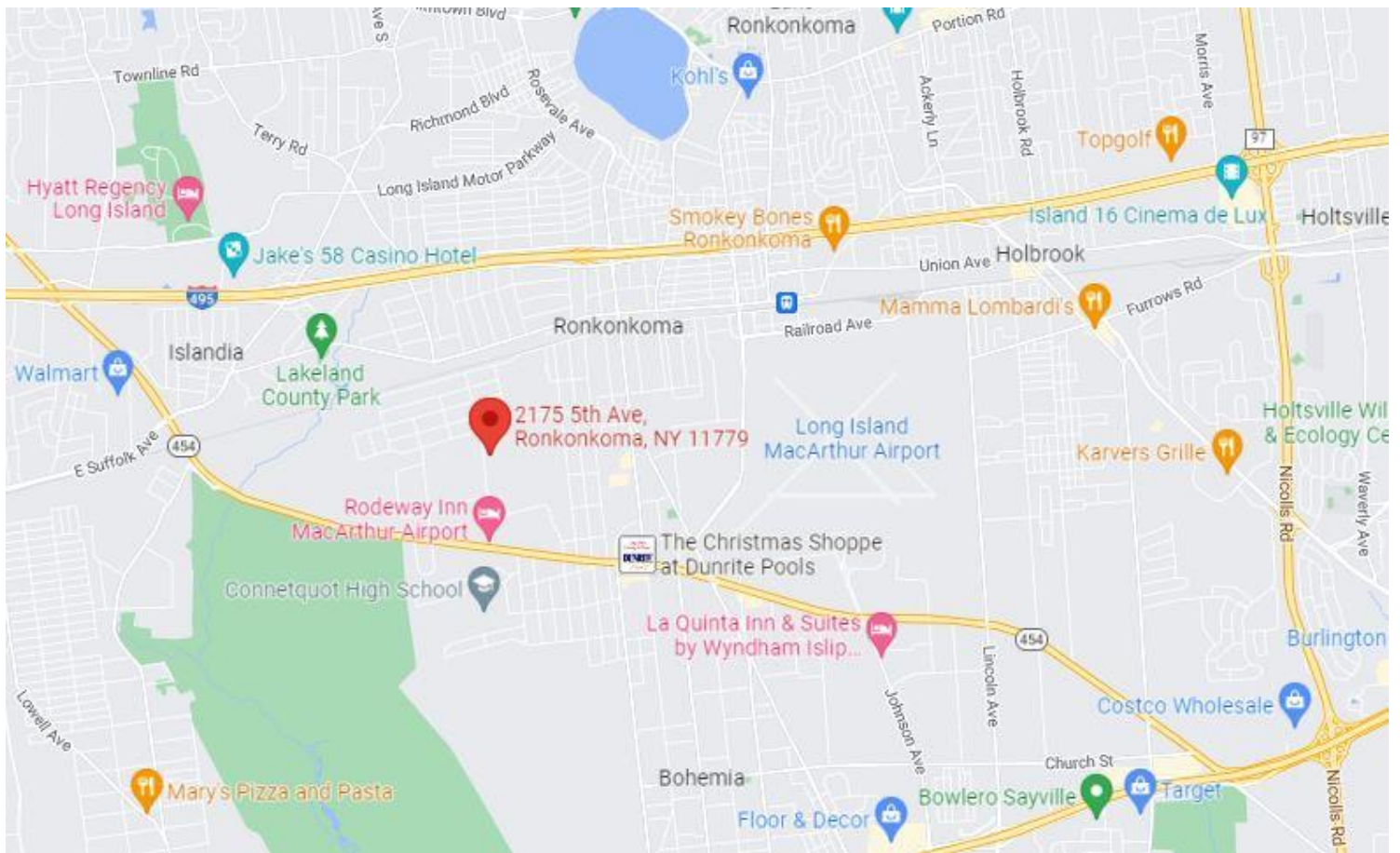
Lease price: \$14.50/sf net
Taxes: \$72,000 (\$2.18/sf) with potential for IDA tax benefit
Occupancy: 4/1/2023

Located less than 5 miles from Exit 57 on the LIE. Well suited for manufacturing use, given heavy power, as well as warehousing & distribution given 18' clear height and solid loading capacity.

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