

25,000/SF net leased industrial Building for sale
141 Remington Blvd, Ronkonkoma, NY 11779



Specifications:

Building Size: 25,000 sq. ft.
Office Space: 7,500 sq. ft.
Lot size: 1.65 acres
Ceiling ht.: 18'
Loading: 1 dock, 1 DI
A/C: Fully A/C
Sprinklers: Fully sprinklered
Heat: Gas
Power: 800 amps
Sanitary: Septic system

Pricing and Timing:

Sale Price: Upon request
Leaseback: \$229,603 net (\$9.18/sf net)
Escalations: 3% per annum
Expiration: 8/31/2025
Option: One x 3 year renewal option
RE Taxes: \$54,825 (\$2.19/sf '21-22)

Tenant: BJB Electronics Group www.bjgelectronics.com, a Rockwood Equity Partners majority owned company manufactures and distributes electronic and R/F microwave components for military, aerospace and commercial applications. Credit worthy tenant. Financials available to seriously interested parties upon submission of acceptable offer and execution of NDA.

Ralph Perna, Licensed Associate Real Estate Broker

Office: 631-293-3700 x 46, Cell: 516-524-8060

rp@schackerrealty.com

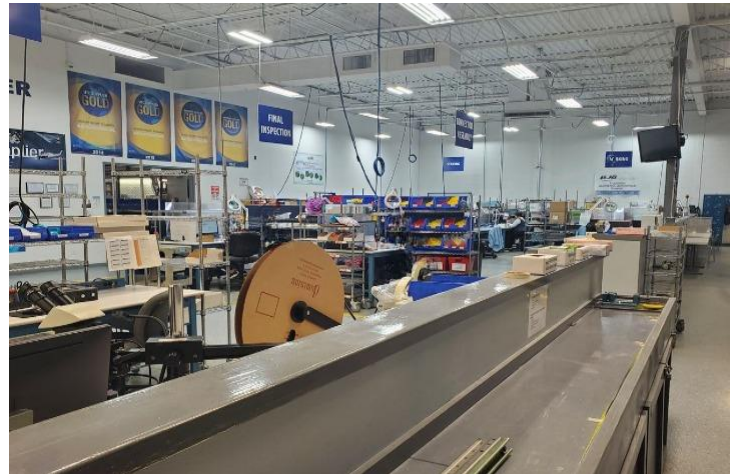
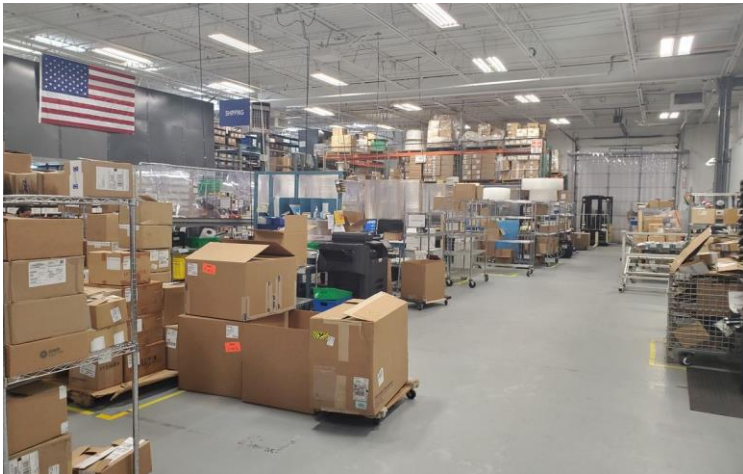
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Office



Warehouse



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Site Plan

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS' PROFESSIONAL SEAL OR CERTIFIED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE AND COPY

DISTANCES SHOWN BETWEEN POINTS REFERRED TO EXISTING STRUCTURES ARE FOR A REFERENCE PURPOSE AND ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES OR FOR DETERMINATION OF FINES

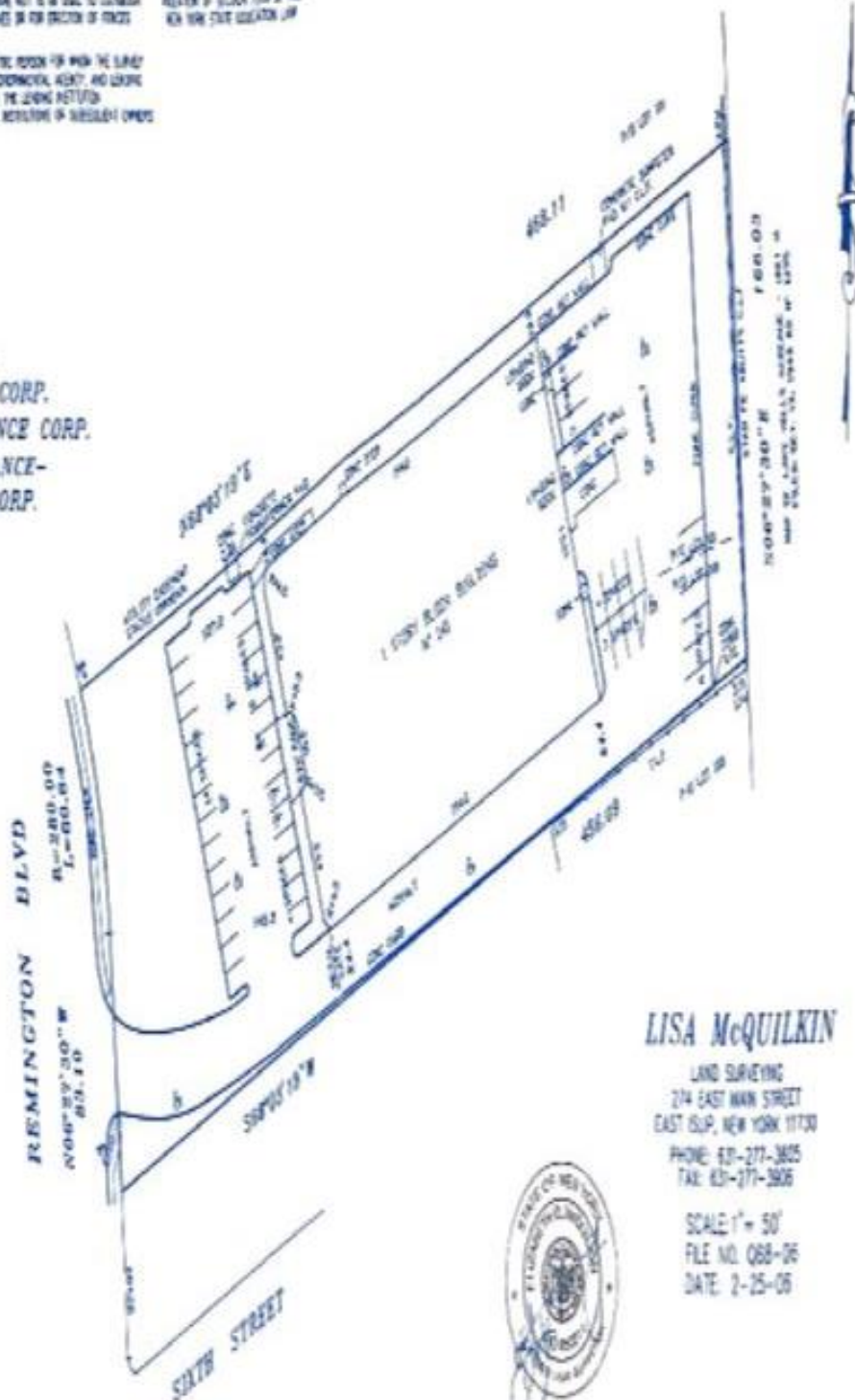
AN UNLAWFUL ALTERATION OF ANYTHING SHOWN ON THIS SURVEY MAP IS A VIOLATION OF SECTION 1709 OF THE NEW YORK STATE EASEMENT LAW

DEFINITIONS: DISTANCES BETWEEN POINTS ARE NOT TO BE USED FOR THE PURPOSE OF THE SURVEY MAP IS PREPARED AND IS AS REFERENCE TO THE COMPANY, GEOMETRICAL AGENT, AND GEOMETRICAL AGENT'S REPRESENTATIVE AND TO THE ADDRESS OF THE SURVEYING PROFESSIONAL AGENT. DISTANCES ARE NOT TRANSMITTABLE TO ANY OTHER AGENT OR REPRESENTATIVE.

CERTIFIED TO:
J. FLORA REALTY, INC.
ALLEGIANCE ABSTRACT CORP.
CHICAGO TITLE INSURANCE CORP.
G. E. COMMERCIAL FINANCE-BUSINESS PROPERTY CORP.

SURVEY OF PART OF LOTS 131 & 132 MAP OF FARM LOTS IN LAKELAND FILED FEB 13, 1857 AS N° 261 SITUATED IN HAMLET OF LAKELAND TOWN OF ISLIP COUNTY OF SUFFOLK STATE OF NEW YORK S.E.T.N. 0508-126-1-71.06

AREA = 73,299 sq. Ft. 1.68 ACRES



LISA McQUILKIN

LAND SURVEYING
 214 EAST MAIN STREET
 EAST ISLIP, NEW YORK 11730
 PHONE: 631-277-3805
 FAX: 631-277-3806

SCALE: 1" = 50'
 FILE NO. 088-06
 DATE: 2-25-06



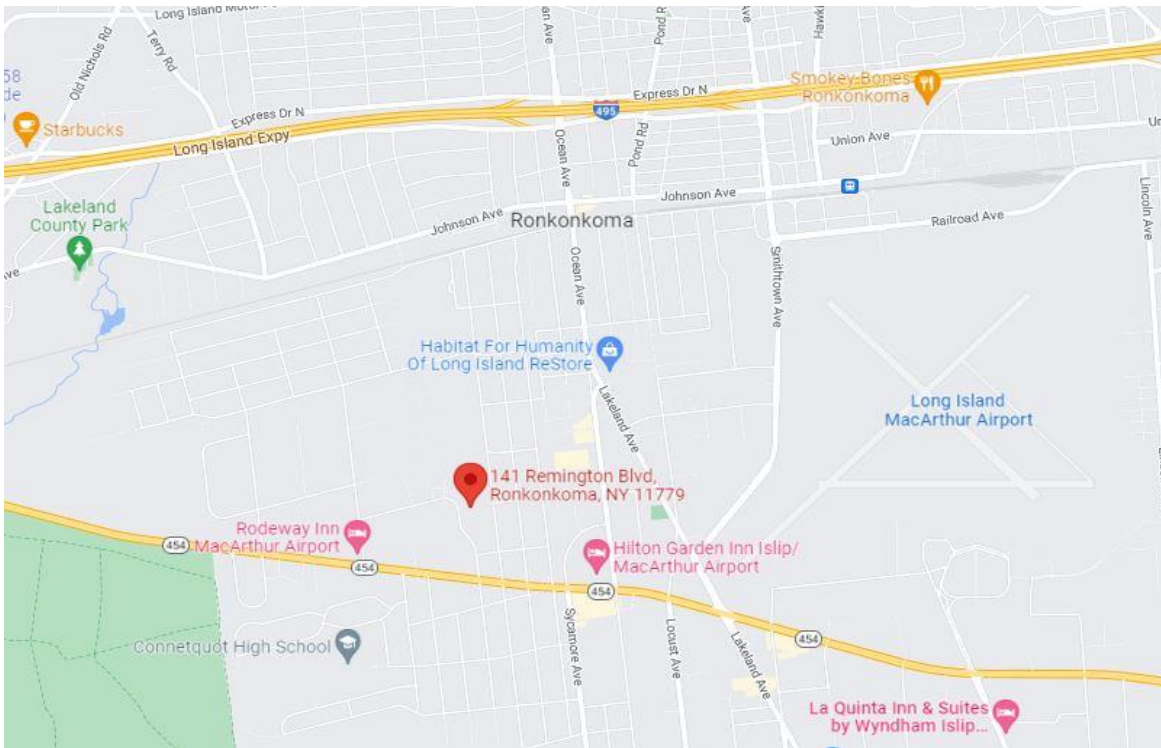
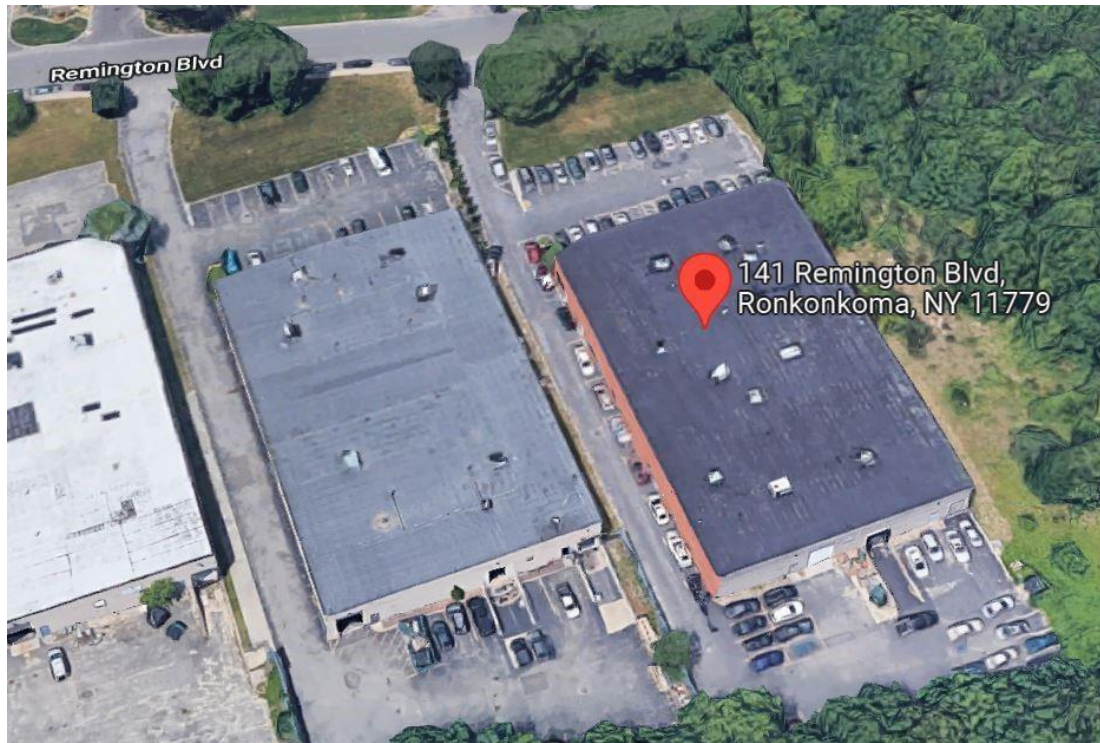
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Aerial View



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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