

**Industrial Property 33,000 SF or 24,000 SF Available for Lease**  
**2175 5<sup>th</sup> Ave, Ronkonkoma, NY 11779**



**Specifications:**

**Building Size:** 33,000/sf  
**Available:** 33,000/sf or 24,000/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:** 5/1/2023

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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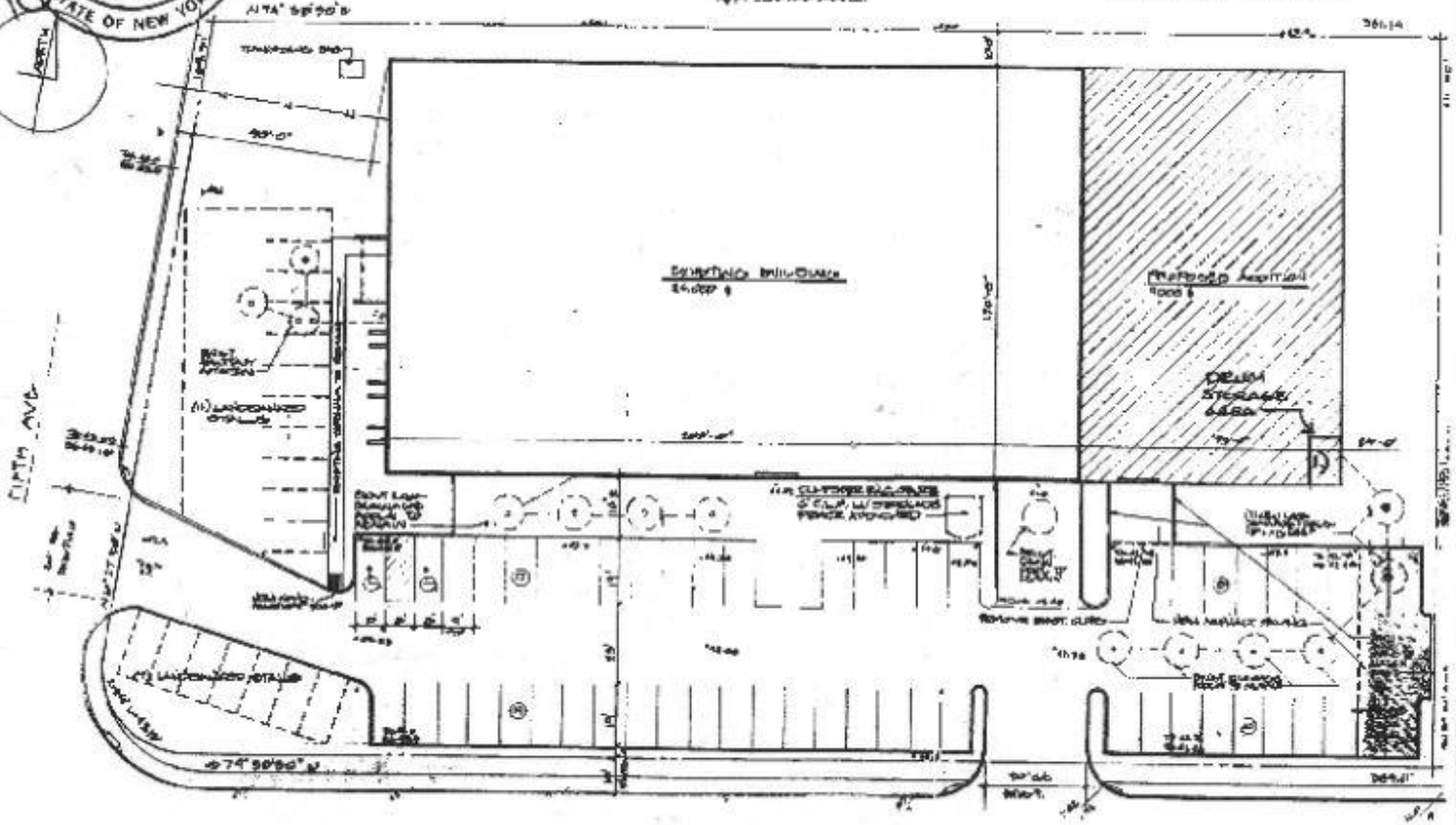


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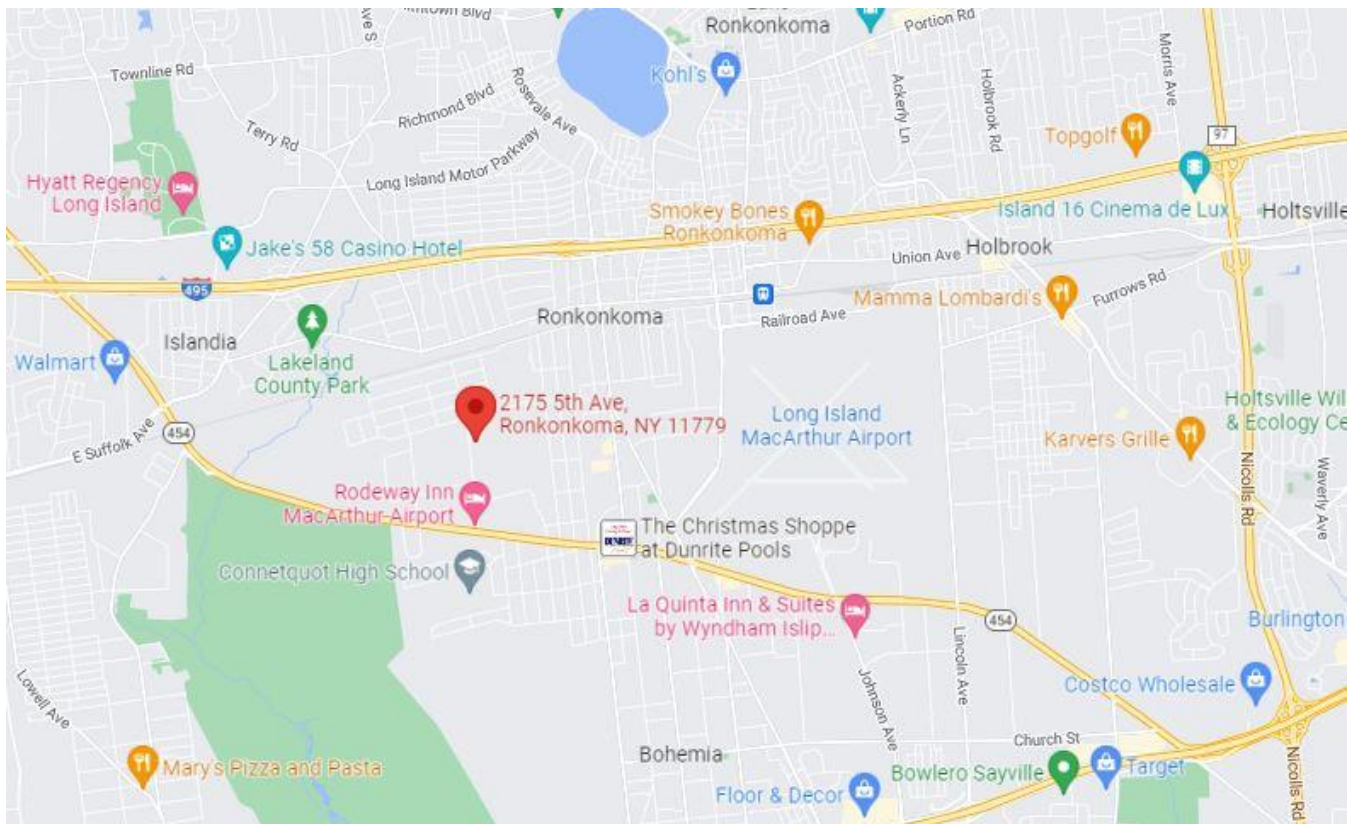


CHRISTOPHER STREET

SITE PLAN

SCALE 1:20

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*Information is from sources deemed to be reliable but but should not be relied upon without independent verification and is subject to errors, omissions, modification and withdrawal.*

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