



**Industrial/Retail Property For Sale, Available: 17,600 sq. ft.**  
**2105 Lakeland Ave, Ronkonkoma**



**Specifications:**

**Building Size:** 17,600 sq. ft.  
**Lot Size:** 1.00 Acres  
**Office Space:** 4,000 sq. ft.  
**Ceiling Height:** 18.0'  
**Loading:** 1 Dock(s), 2 Drive-in(s)  
**Power:** 600 amps  
**A/C:** Offices & Showroom Only  
**Parking:** 38

**Pricing and Timing:**

**Occupancy:** TBD  
**Sale Price:** \$4,000,000  
(\$227.27/sq. ft.)  
**Taxes:** \$49,504.00  
(\$2.81/sq. ft.)

**\* IDA Tax Benefits Possible \***

**Superior location with high volume retail exposure • Proximity to LIE and Long Island MacArthur Airport • Fenced lot • Signage**

**For more information please contact: Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)**

All information is subject to errors, omissions, modification, and withdrawal.

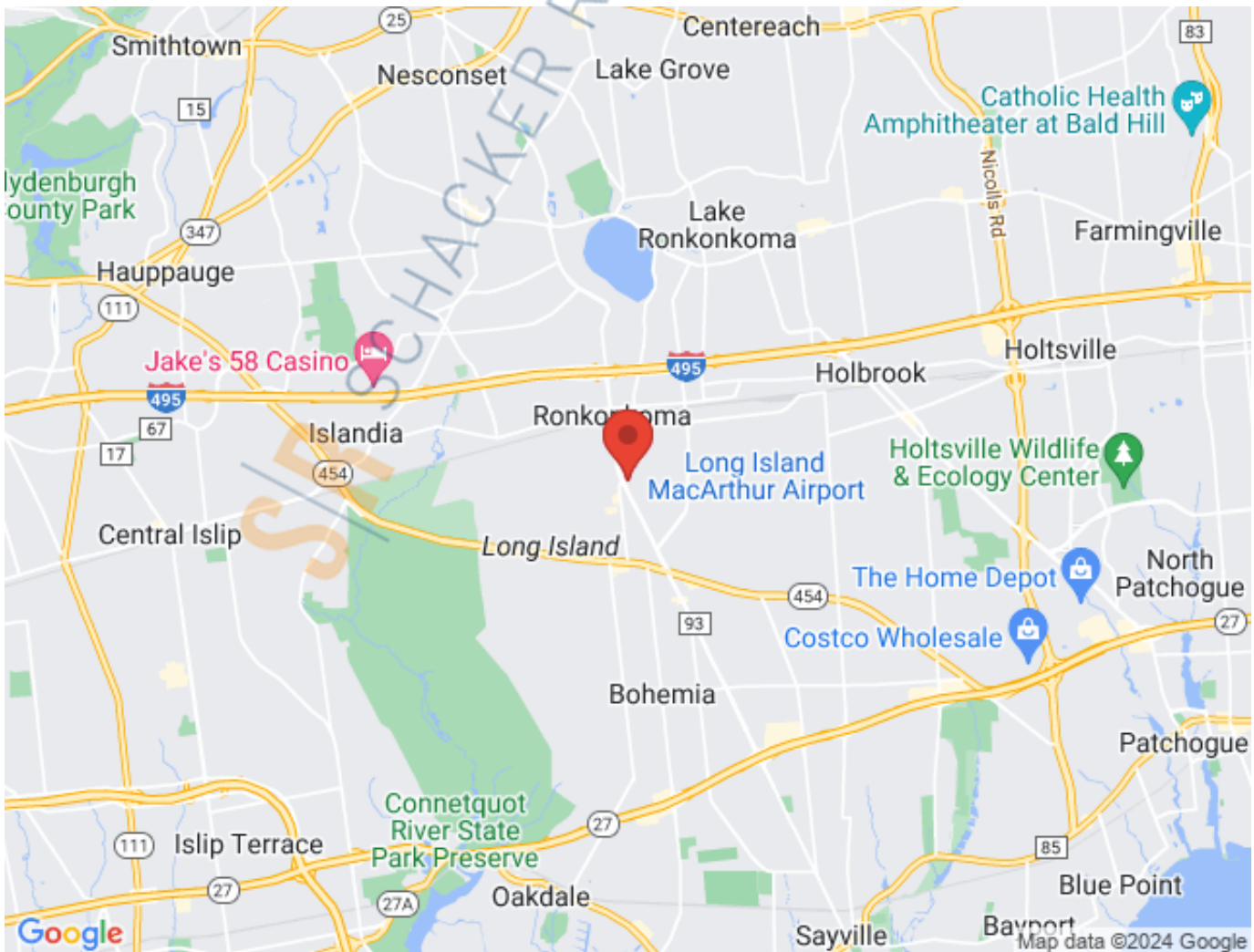
Measurements may be estimates and information shown should not be relied upon without independent verification.

This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.



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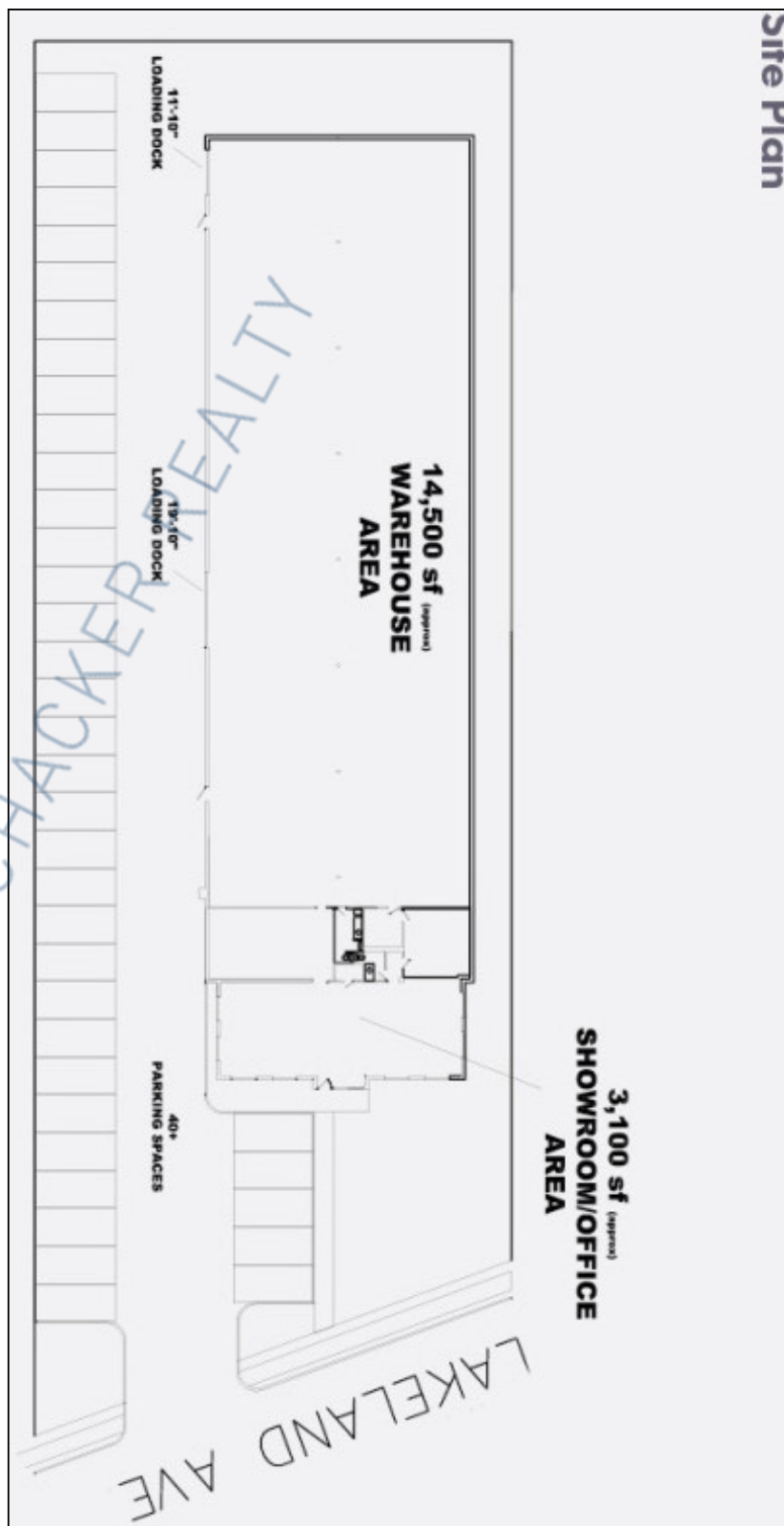


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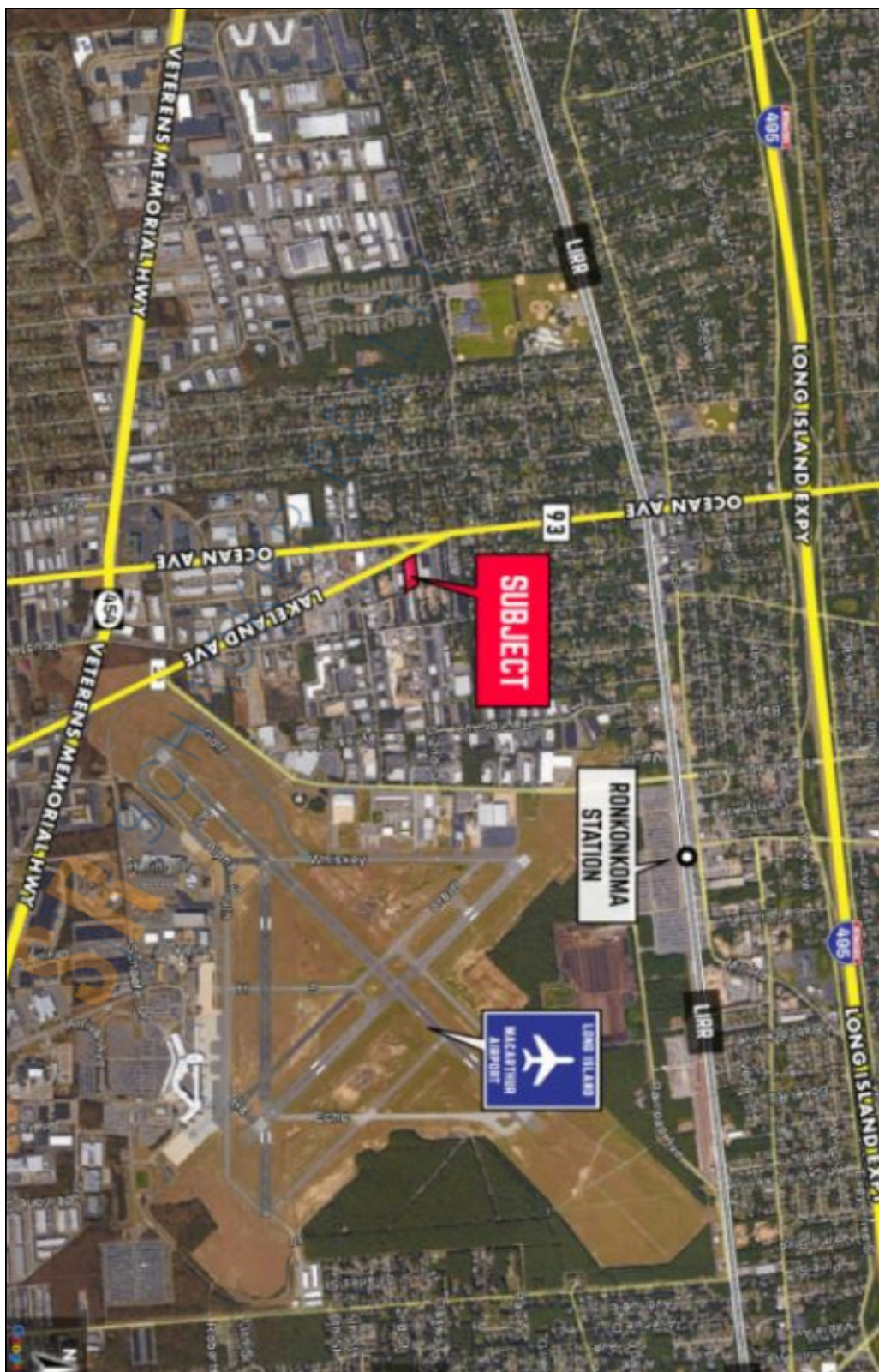
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