



SCHACKER REALTY

## 4,200 sq. ft. of Industrial Condo For Lease

Minimum Division 3,500 sq. ft.

**85 Air Park Dr, Ronkonkoma**



### Specifications:

|                 |               |
|-----------------|---------------|
| Lot Size:       | 3.50 Acres    |
| Office Space:   | 10%           |
| Ceiling Height: | 16.6'         |
| Loading:        | 1 Drive-in(s) |
| Power:          | 200 amps      |
| A/C:            | Full A/C      |
| Parking:        | 2.5:1000      |

### Pricing and Timing:

|              |                              |
|--------------|------------------------------|
| Occupancy:   | Immediately                  |
| Lease Price: | \$18.00/sq. ft.<br>Gross+CAM |

Suite 1 • 4,200 sf of flex space • Great for any IT service company, central station, monitoring station, UL listing (underwriter laboratory), alarm company, plumber, and electricians • High traffic area with easy access to public transportation

**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.

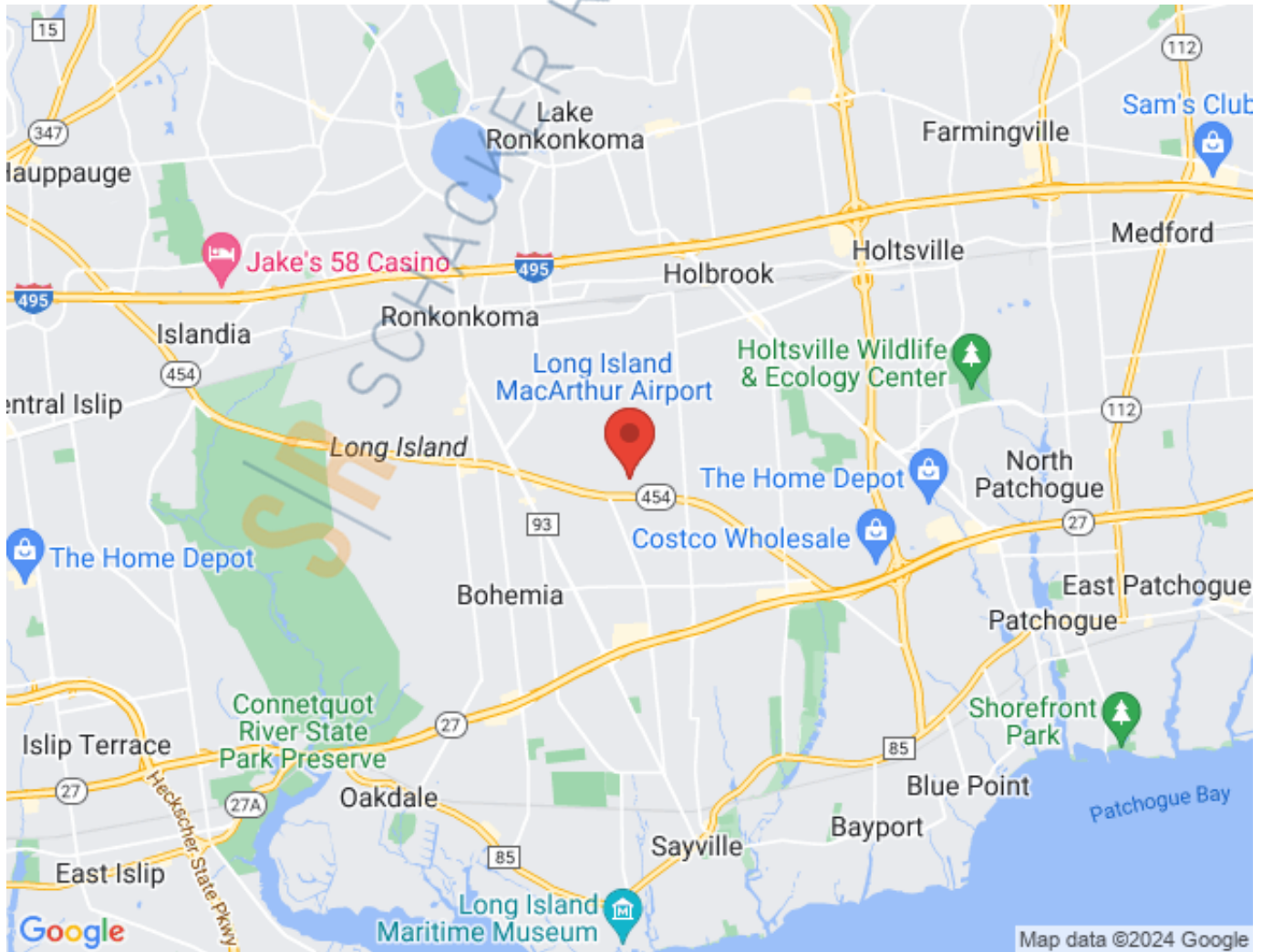
Measurements may be estimates and information shown should not be relied upon without independent verification.

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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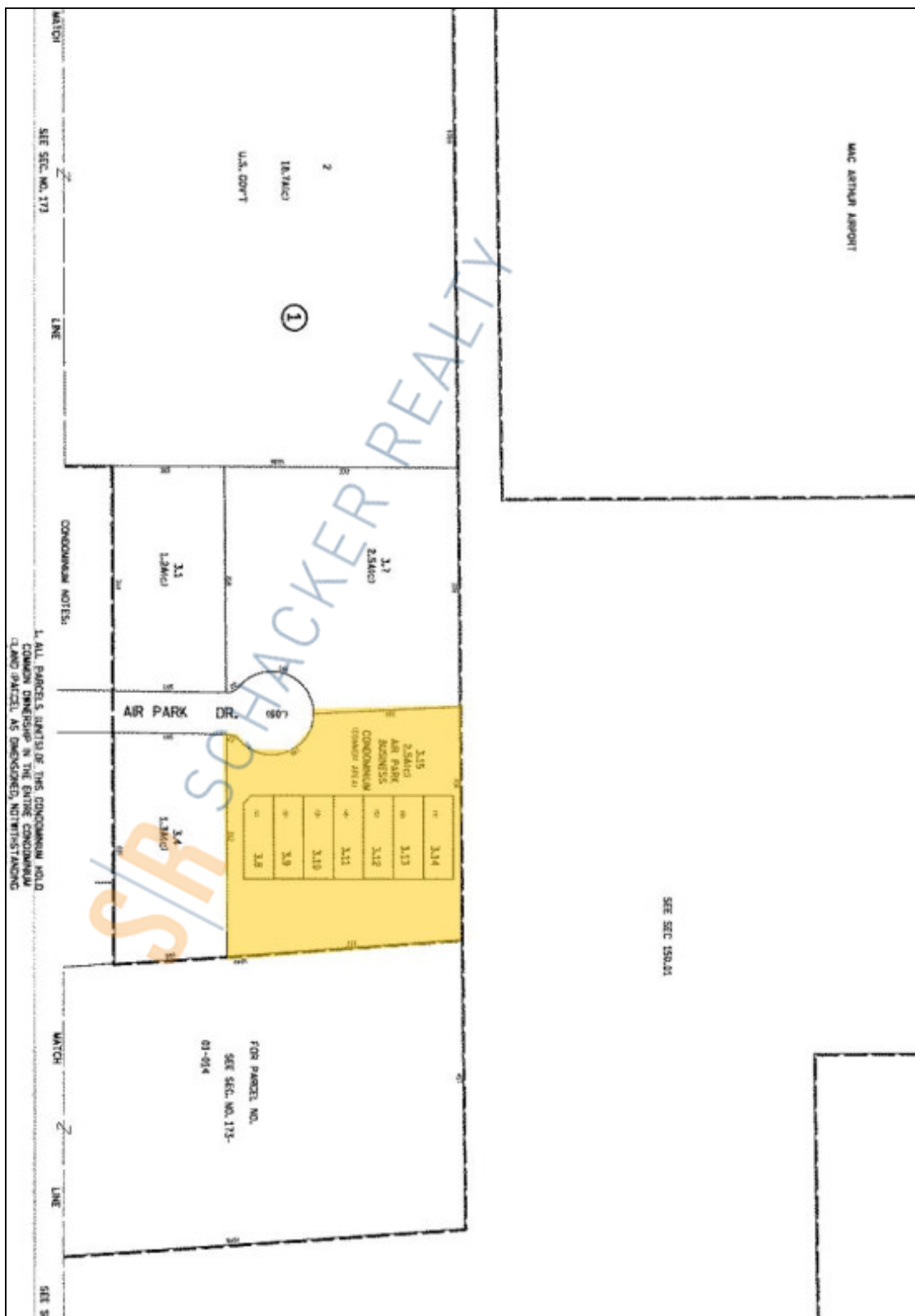


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