



SCHACKER REALTY

## 7,400 sq. ft. of Industrial/R&D Space For Lease

### 760 Koehler Ave, Ronkonkoma



#### Specifications:

Building Size:	30,000 sq. ft.
Lot Size:	2.03 Acres
Office Space:	30%
R&D Space:	30%
Ceiling Height:	14.0'
Loading:	1 Drive-in(s)
Power:	2,000 amps
A/C:	Full A/C
Parking:	111

#### Pricing and Timing:

Occupancy:	Immediately
Lease Price:	\$16.62/sq. ft. Ind Gross

**Suite 2 • Doorstep parking / seven day, 24-hour access and 1 drive-in bay • Conference rooms • Private restrooms • Only minutes from Sunrise Hwy, Veterans Hwy, Mac Arthur Airport and the LIE**

**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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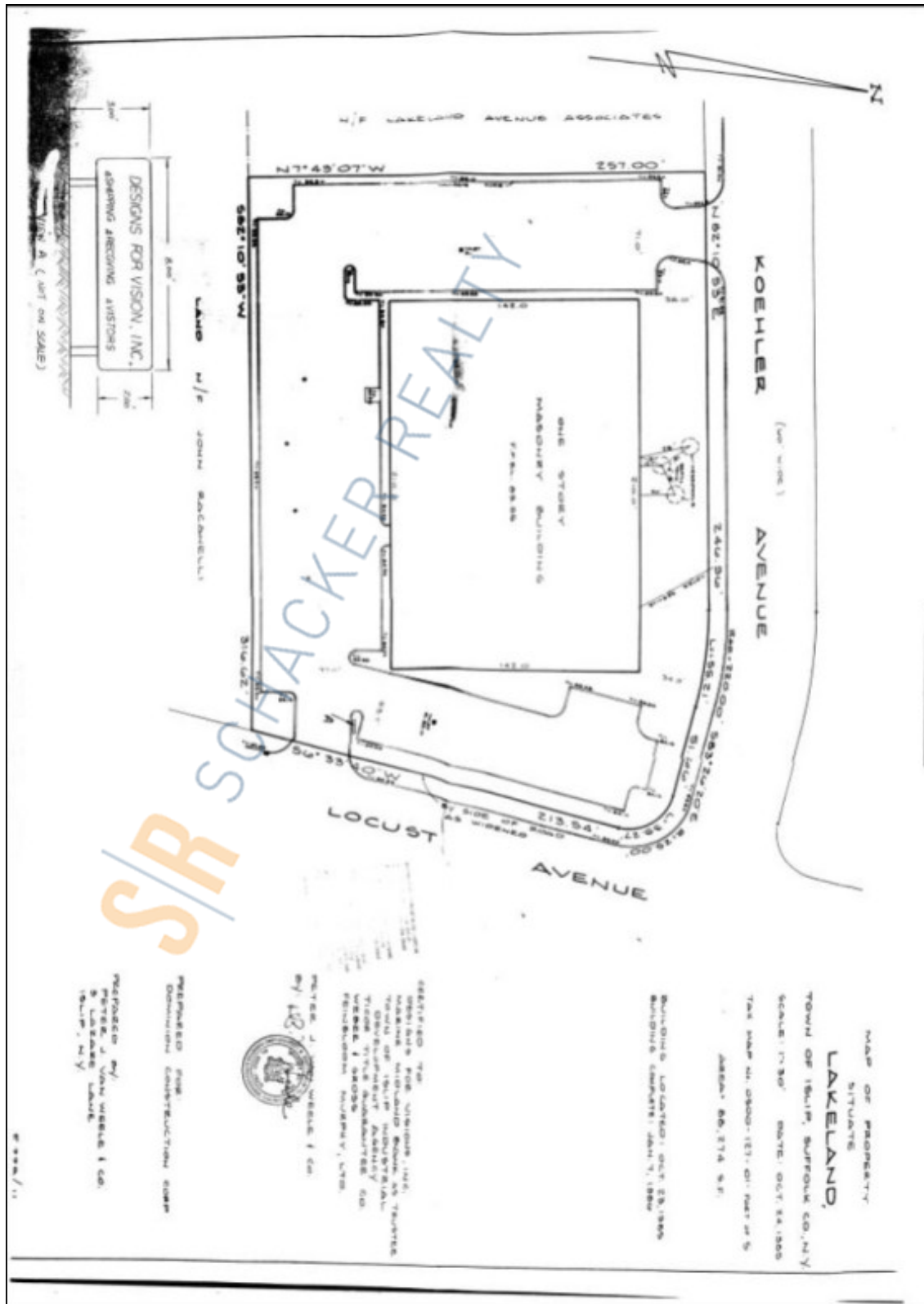
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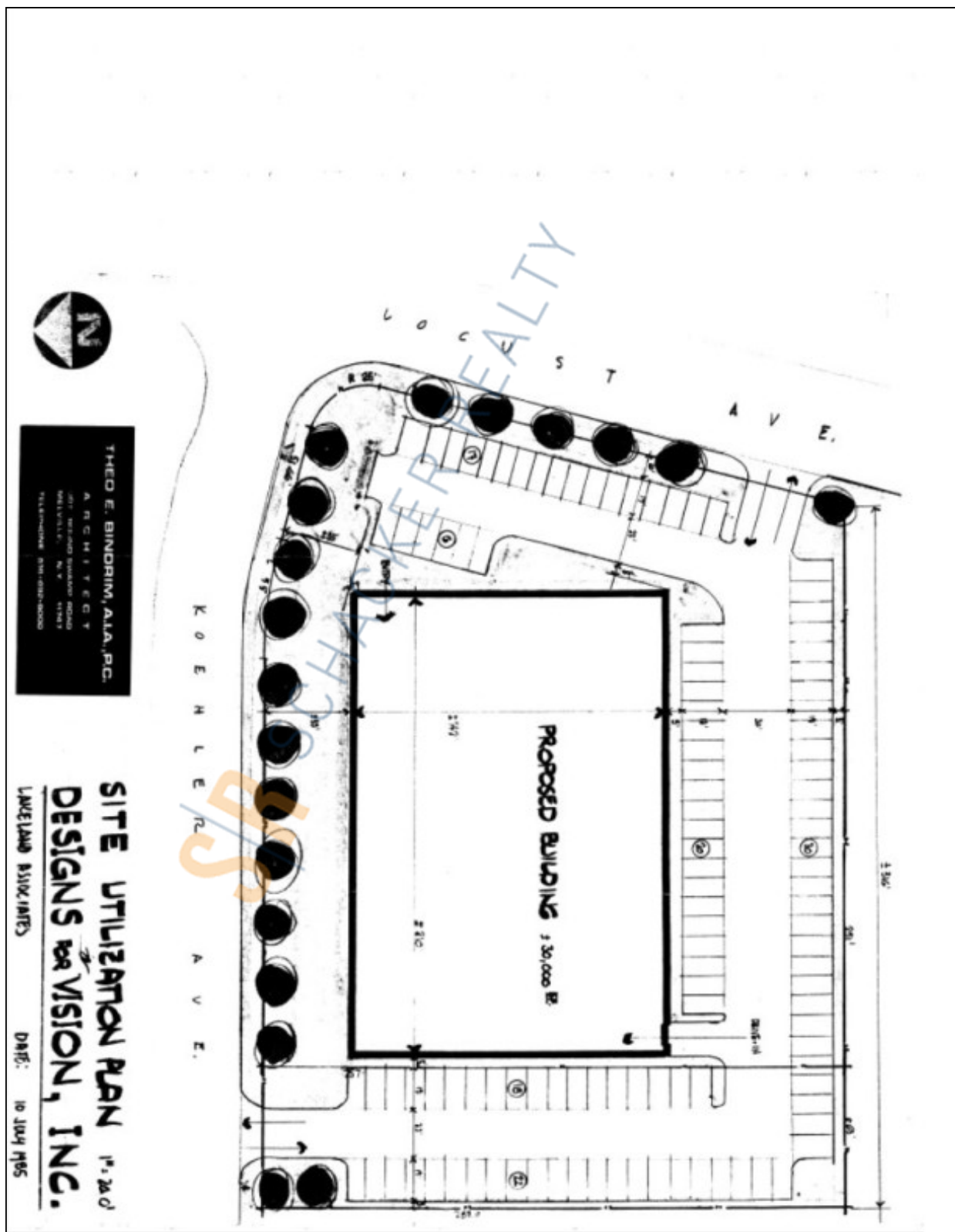




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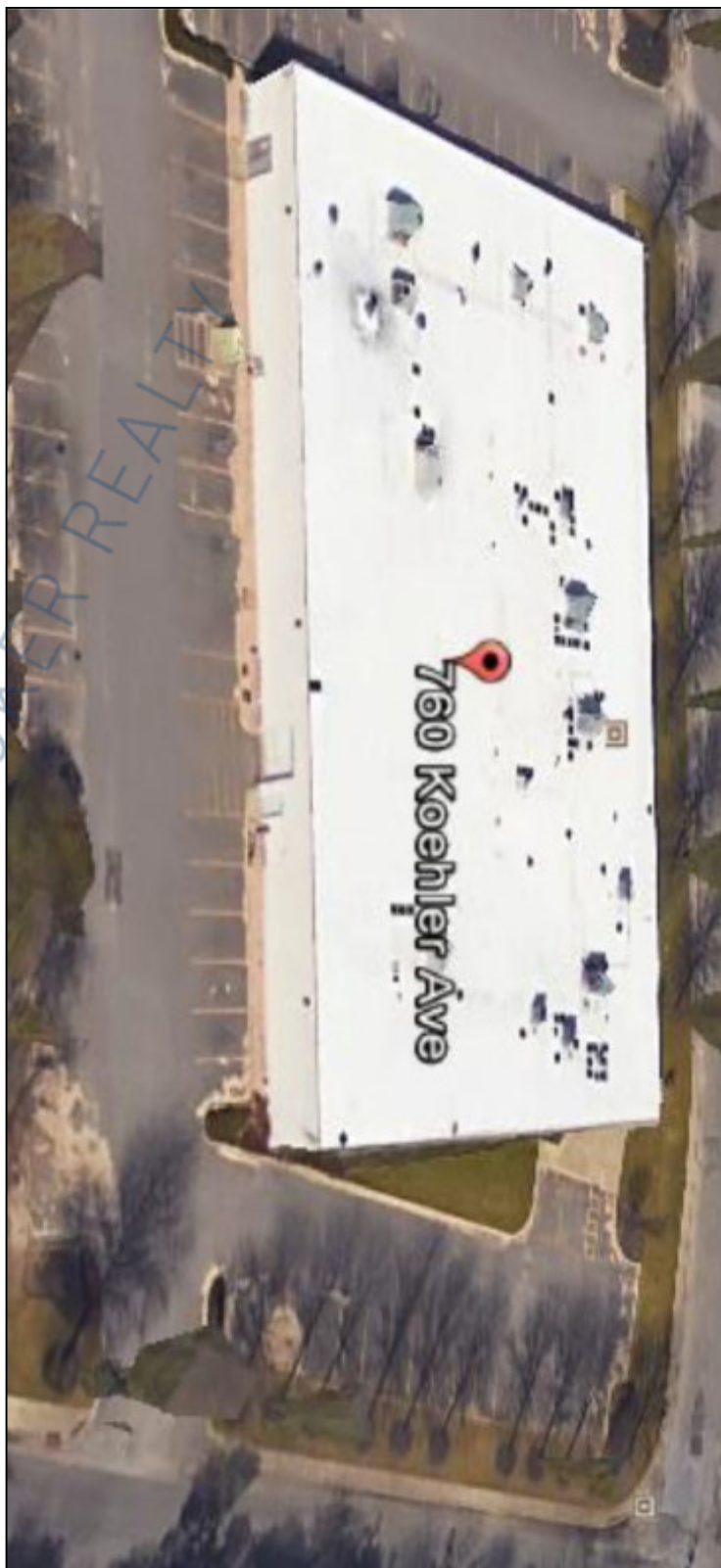
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