



SCHACKER REALTY

## 3,000 sq. ft. of Industrial/Retail Space For Lease

Minimum Division 1,500 sq. ft.

**801-823 S 1st St, Ronkonkoma**



### Specifications:

**Building Size:** 18,500 sq. ft.  
**Lot Size:** 1.01 Acres  
**Office Space:** 150 sq. ft.  
**Ceiling Height:** 14.0'  
**Loading:** 1 Drive-in(s)  
**Power:** 200 amps  
**Parking:** 1:1000

### Pricing and Timing:

**Occupancy:** Immediately  
**Lease Price:** \$25.00/sq. ft.  
Modified gross

3,000 sf space, can be divided to 1,500 sf • Zoned Auto, but other uses accepted

**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.

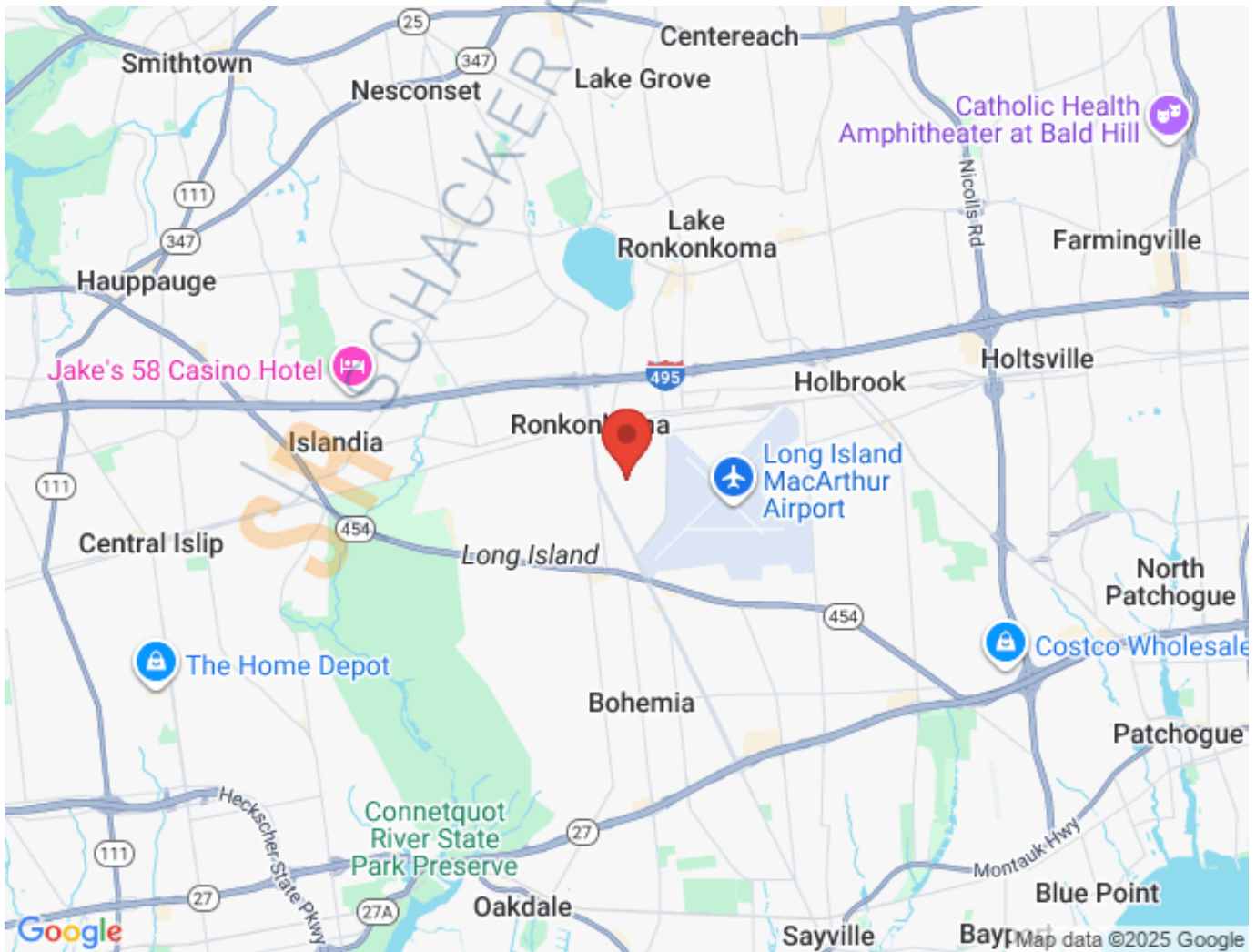
Measurements may be estimates and information shown should not be relied upon without independent verification.

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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