

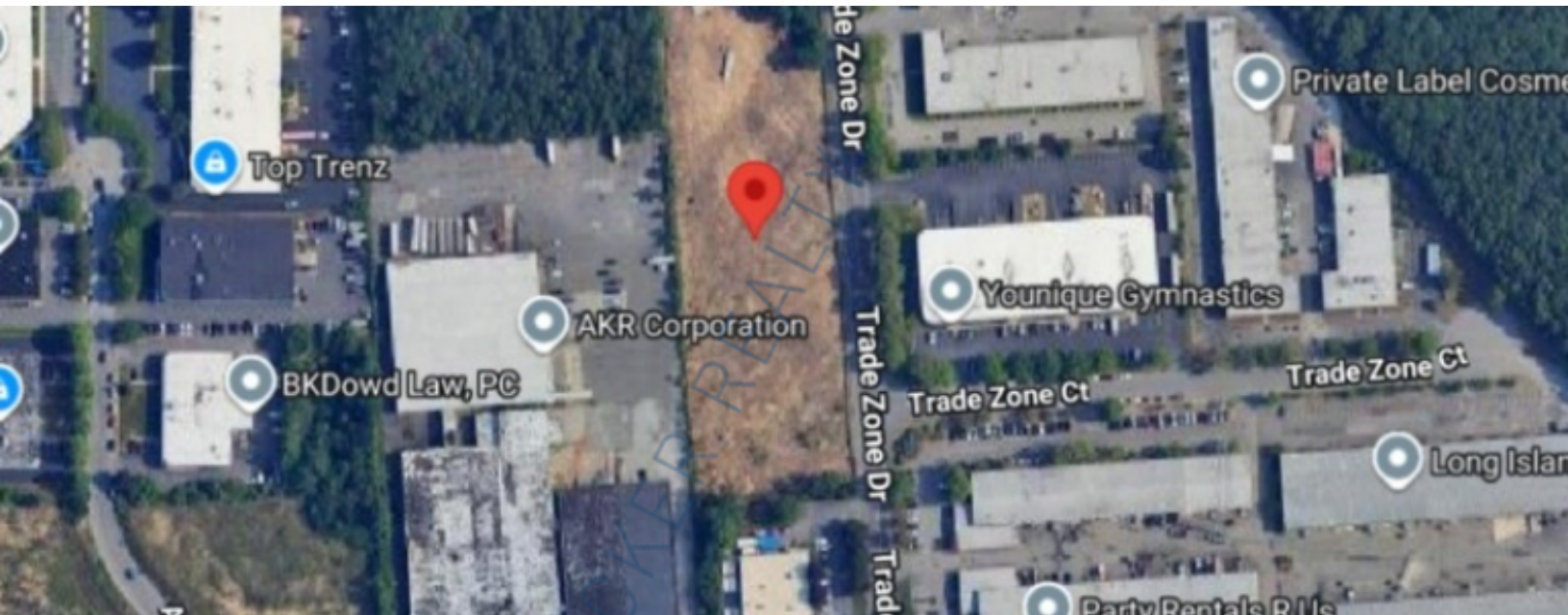


SCHACKER REALTY

## 54,000 sq. ft. of Industrial/BTS Space For Lease

Minimum Division 14,000 sq. ft.

**100 Trade Zone Ct, Ronkonkoma**



### Specifications:

|                 |                          |
|-----------------|--------------------------|
| Building Size:  | 54,000 sq. ft.           |
| Lot Size:       | 3.61 Acres               |
| Office Space:   | bts                      |
| Ceiling Height: | 30.0'                    |
| Loading:        | 3 Dock(s), 6 Drive-in(s) |
| Power:          | 1,200 amps               |
| A/C:            | Offices Only             |
| Parking:        | 2:1000                   |
| Sewers:         | Septic                   |

### Pricing and Timing:

|              |                     |
|--------------|---------------------|
| Occupancy:   | 10/1/2026           |
| Lease Price: | \$19.00/sq. ft. NNN |

Pre-lease spaces in a new Class A warehouse • The facility will feature modern industrial infrastructure complemented by customizable office buildouts • Divisions starting from 14,000 sf to 54,000 sf • Strategically located near MacArthur Airport and just minutes from Veterans Hwy, Sunrise Hwy, and LIE

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

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

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