

32,500 sq. ft. of Industrial Space For Lease
80 13th Ave, Ronkonkoma



Specifications:

Building Size: 87,402 sq. ft.
Lot Size: 6.22 Acres
Loading: 4 Dock(s), 2 Drive-in(s)
Power: 200-400 amps
Parking: 4:1000

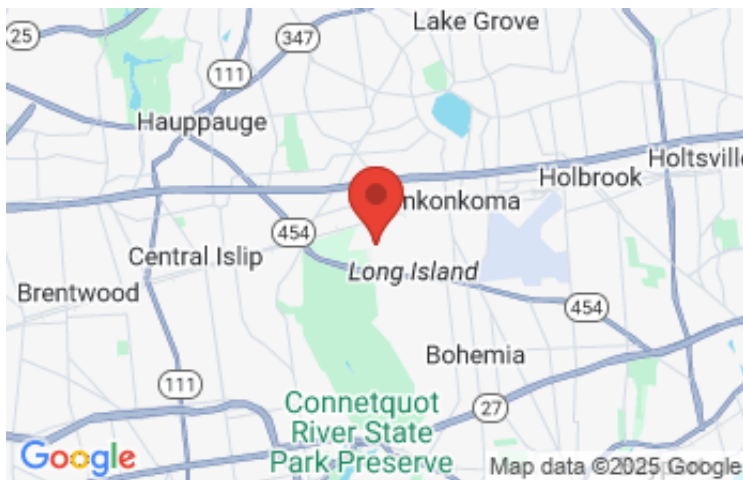
Pricing and Timing:

Occupancy: Sept 2025
Lease Price: \$17.00/sq. ft.
Modified gross

Suite 1 • Ideal for a variety of distribution and manufacturing uses • Very clean industrial unit • Close proximity to LIE (495), Long Island MacArthur Airport, and new Ronkonkoma "Station Yards" hub

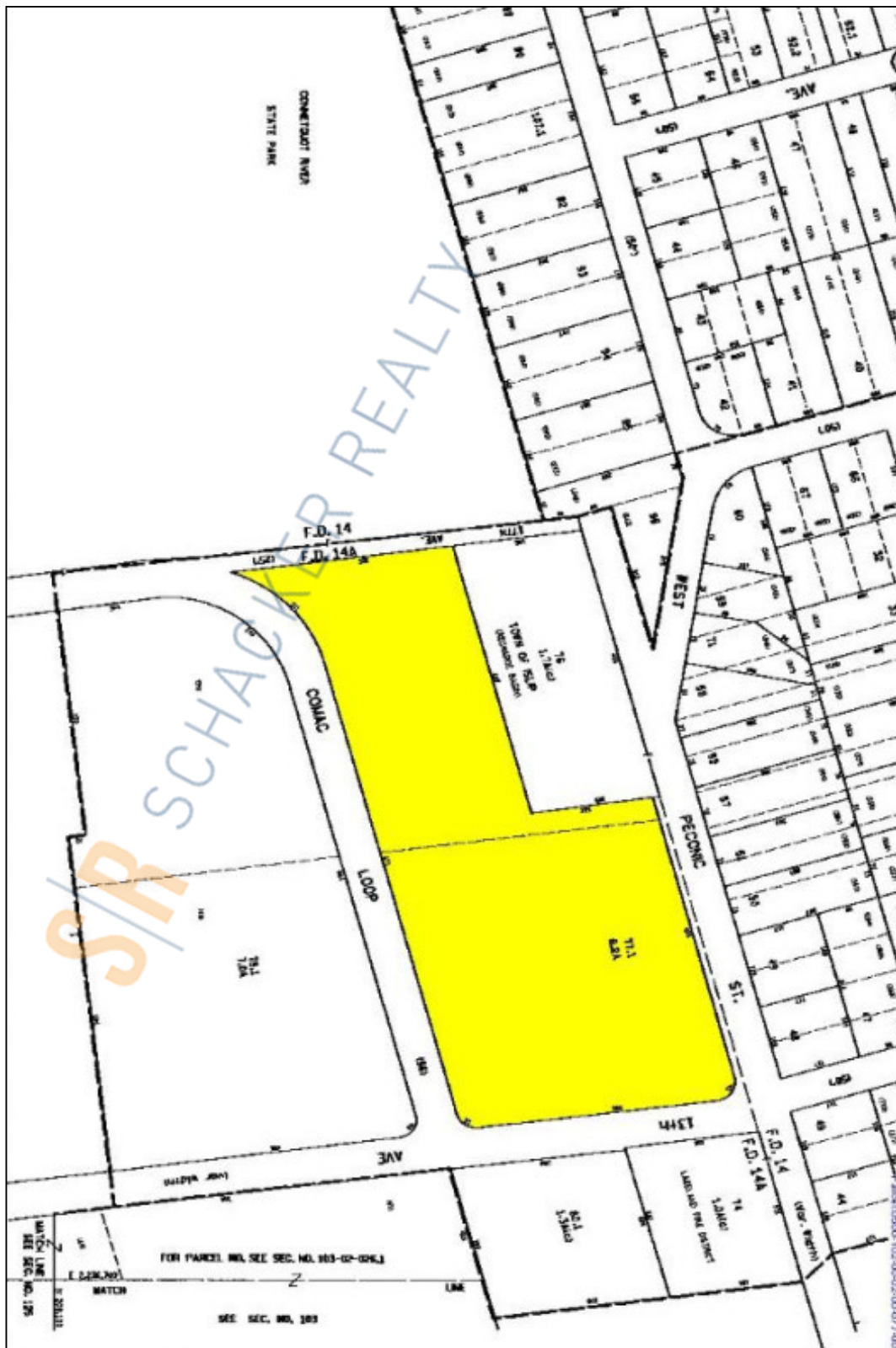
For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

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.



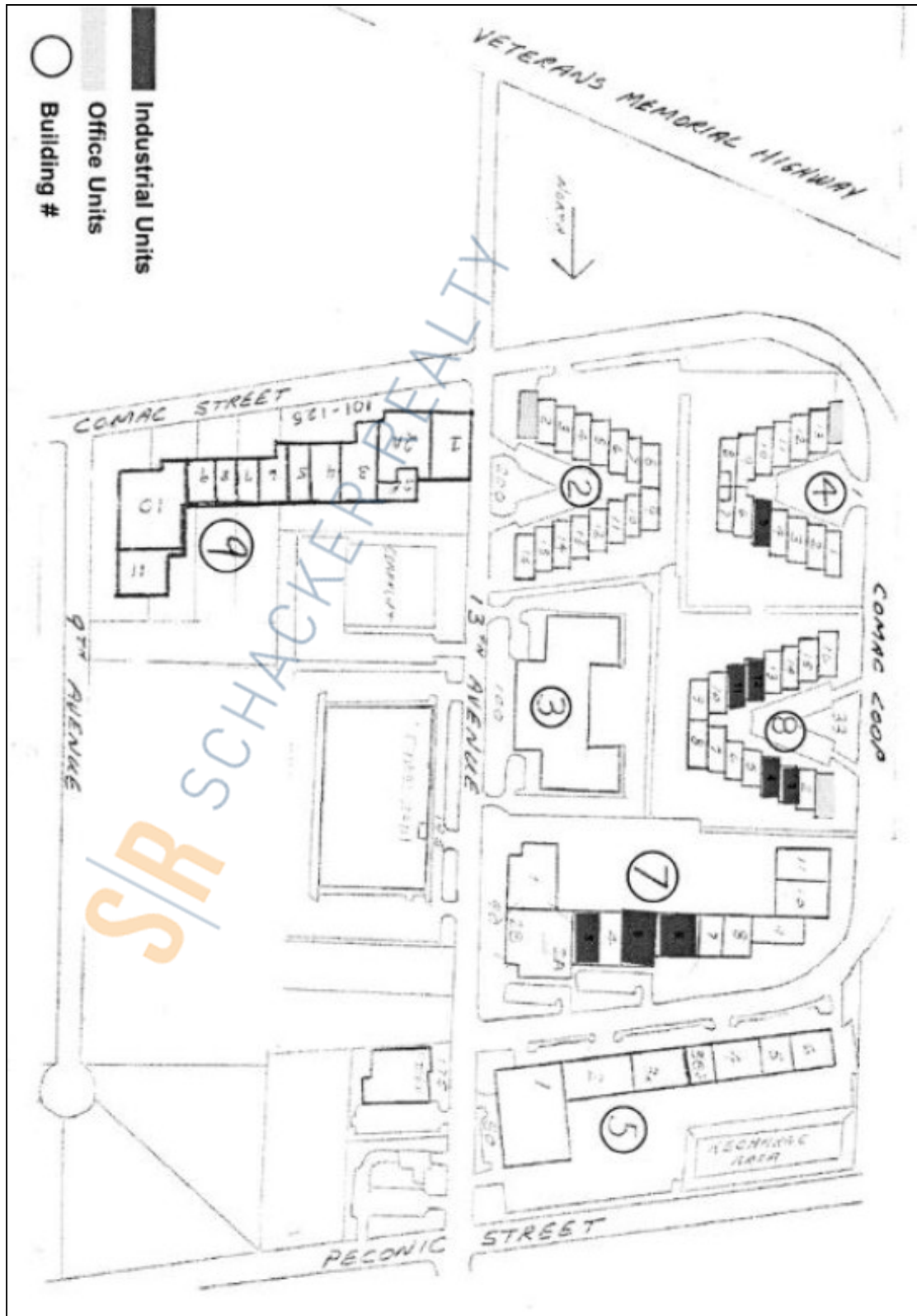
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