



4155 Veterans Highway – Suite 13  
Ronkonkoma, New York 11779  
www.osheaproperties.com

◆ **MULTI-TENANT INDUSTRIAL PLAZA**

- Offers economy, security and convenience
- Flexible lease term with guaranteed fixed monthly rental for up to three years
- Offices and warehouses are both finished with heat and lighting to save you time and costs
- Warehouse area is well proportioned with minimum 12 foot clearance under steel and a 10' x 12' overhead garage door\* for ease of access

◆ **ECONOMY**

- Energy efficient modern construction
- Economical, clean natural gas heat\*
- Common rear and side walls for energy conservation
- Two zone office and warehouse variable heating for cost savings
- Three phase electrical service\*

◆ **SECURITY**

- Interior walls of all units are masonry construction, smoke sealed to steel deck providing security and durability
- Exterior lighting for safe evening access

◆ **CONVENIENCE**

- Buildings are located minutes from major transportation corridors including Sunrise Highway, Veterans Highway, Mac Arthur Airport and the Long Island Expressway
- Parking at your door step
- Seven day, 24-hour access

◆ **FIXED MONTHLY RENTAL COST INCLUDES**

- All common area maintenance charges (including snow removal)
- Building and parking lot repairs
- Warranty of heating and air conditioning systems (if applicable) for first term of lease
- Base year property taxes and building insurance
- Water charges

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\* This information is a generic representation and these items may vary by location. All terms and conditions to be provided by a lease.