

**INDUSTRIAL
FOR SALE**



2190 SMITHTOWN AVE

Ronkonkoma, NY

BOB STEINBERG

rs@fdcrealty.com | 631-234-3200

PROPERTY

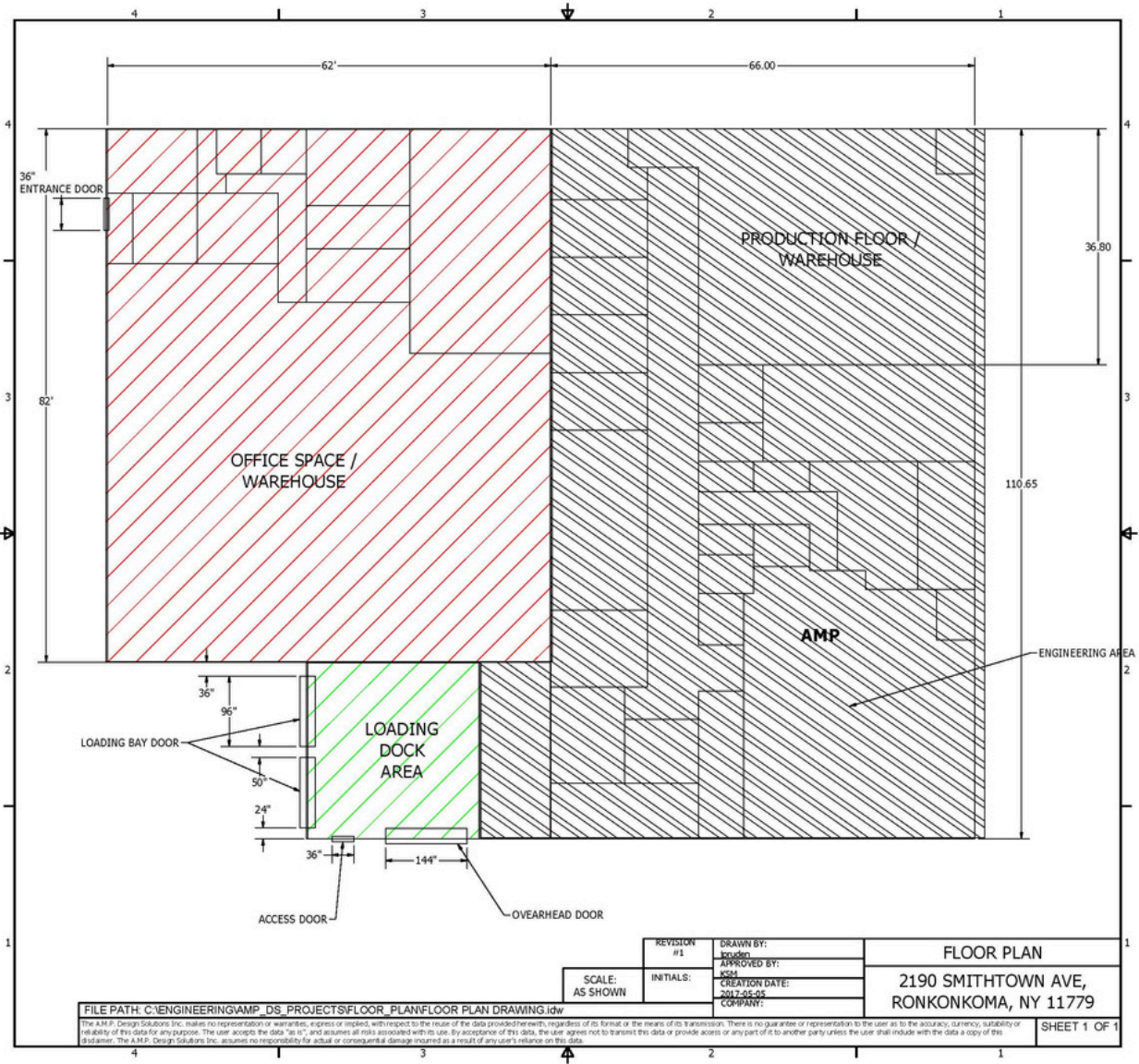
Square Feet: **±14,000 Total**

RE Taxes: **\$48,748**

Asking Price: **Upon Request**

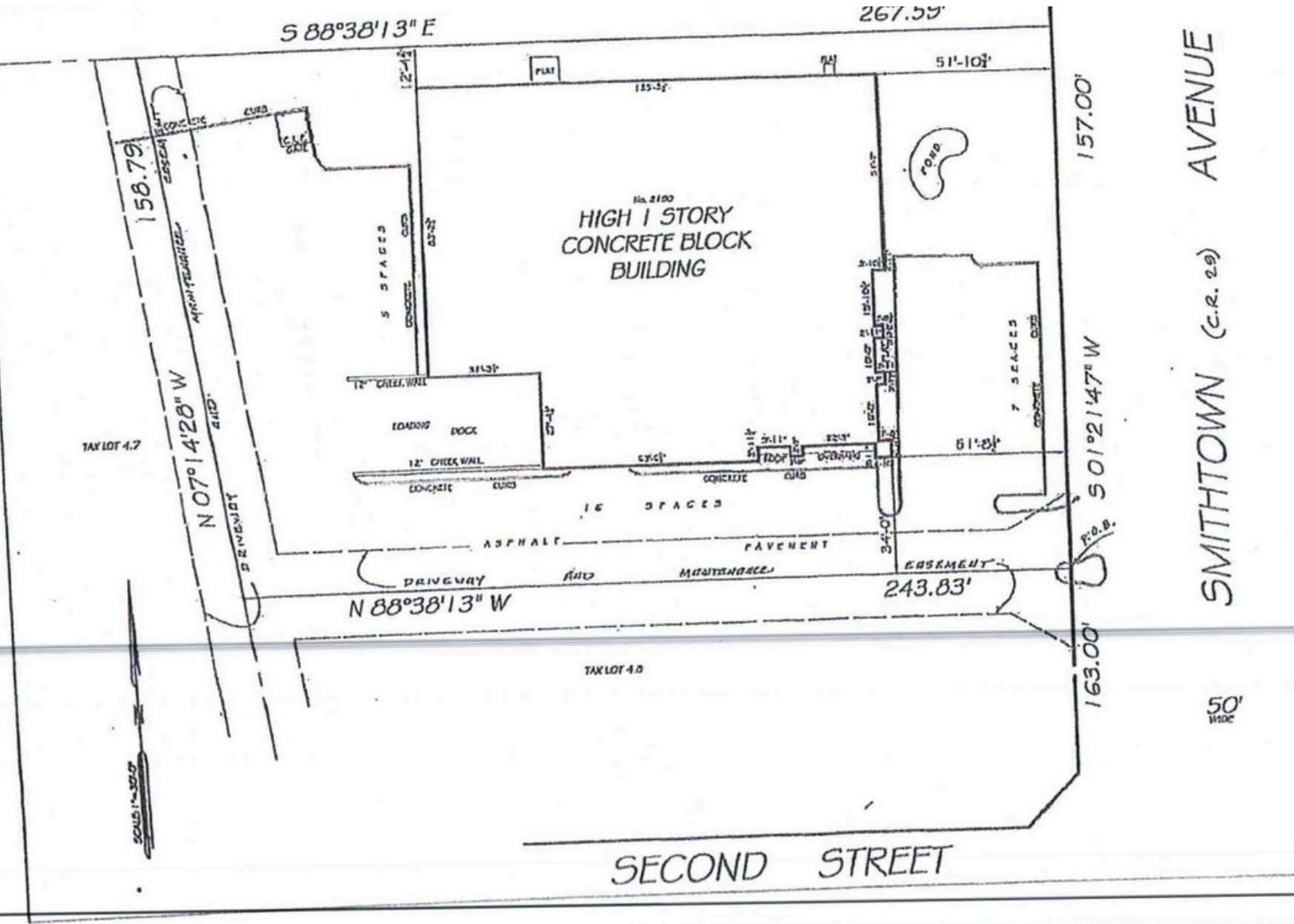
COMMENTS

- Two loading dock ramps with hydraulic jacks
- One overhead door
- Ceiling height 19'
- 3-Phase Power
- 34 Parking Spaces



AVAILABLE

- Total: **±14,000 SF**
- Square Feet: **±5,100 Office & Warehouse**
- Square Feet: **±7,303 Warehouse**
- Square Feet: **±1,600 Loading Dock Area**



COMMENTS

- Building has a fully bricked exterior 23' feet high
- New roof installed
- Sprinkler system is connected to the wireless Fire Alarm System by ADT





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