

# 1860 Smithtown Ave

RONKONKOMA, NEW YORK

FOR SALE | 50,482 SF INDUSTRIAL BUILDING ON 4.00 ACRES

 **PREMIER**  
COMMERCIAL REAL ESTATE

*"Complex Issues – Simple Solutions"*

[Click here to watch a drone video of the property!](#)

**FOR SALE**

**50,000 SF Building on 4.00 Acres  
Ronkonkoma, NY**

**FOR INFORMATION CONTACT EXCLUSIVE BROKERS:**

**JB (Jeff) Schwartzberg, Managing Principal | [jbs@pcrellc.com](mailto:jbs@pcrellc.com) | 516-857-8013**

**Jason Miller, Managing Principal | [jmiller@pcrellc.com](mailto:jmiller@pcrellc.com) | 516-413-1690**

**PREMIER COMMERCIAL RE LLC**

500 N. Broadway, Suite 105

Jericho, NY 11753

Tel. 516-284-8000 | [www.pcrellc.com](http://www.pcrellc.com)

All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, or withdrawal without notice. Such information may not have been verified and no express representations are hereby made.

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## Property Specifications:

|                        |                                 |
|------------------------|---------------------------------|
| <b>Building Size:</b>  | <b>+/- 50,482 SF</b>            |
| <b>Lot Size:</b>       | <b>+/- 4.00 Acres</b>           |
| <b>Office:</b>         | <b>+/- 20%</b>                  |
| <b>Ceiling Height:</b> | <b>22' Clear</b>                |
| <b>Loading:</b>        | <b>3 Docks, 2 Drive-ins</b>     |
| <b>Power:</b>          | <b>2,000 AMPS</b>               |
| <b>Parking:</b>        | <b>Ample – Oversized Parcel</b> |
| <b>Zoning:</b>         | <b>Light Industrial</b>         |

## Property Highlights:

- Ideal for a corporate HQ
- Excellent distribution facility
- Oversized lot offers expansion capability
- Strong local labor force
- Minutes from Long Island Expressway and Macarthur Airport
- IDA benefits available for qualified purchasers

## Pricing:

**For Sale: \$14,500,000**  
**Taxes: \$135,135 (2.69 PSF)**



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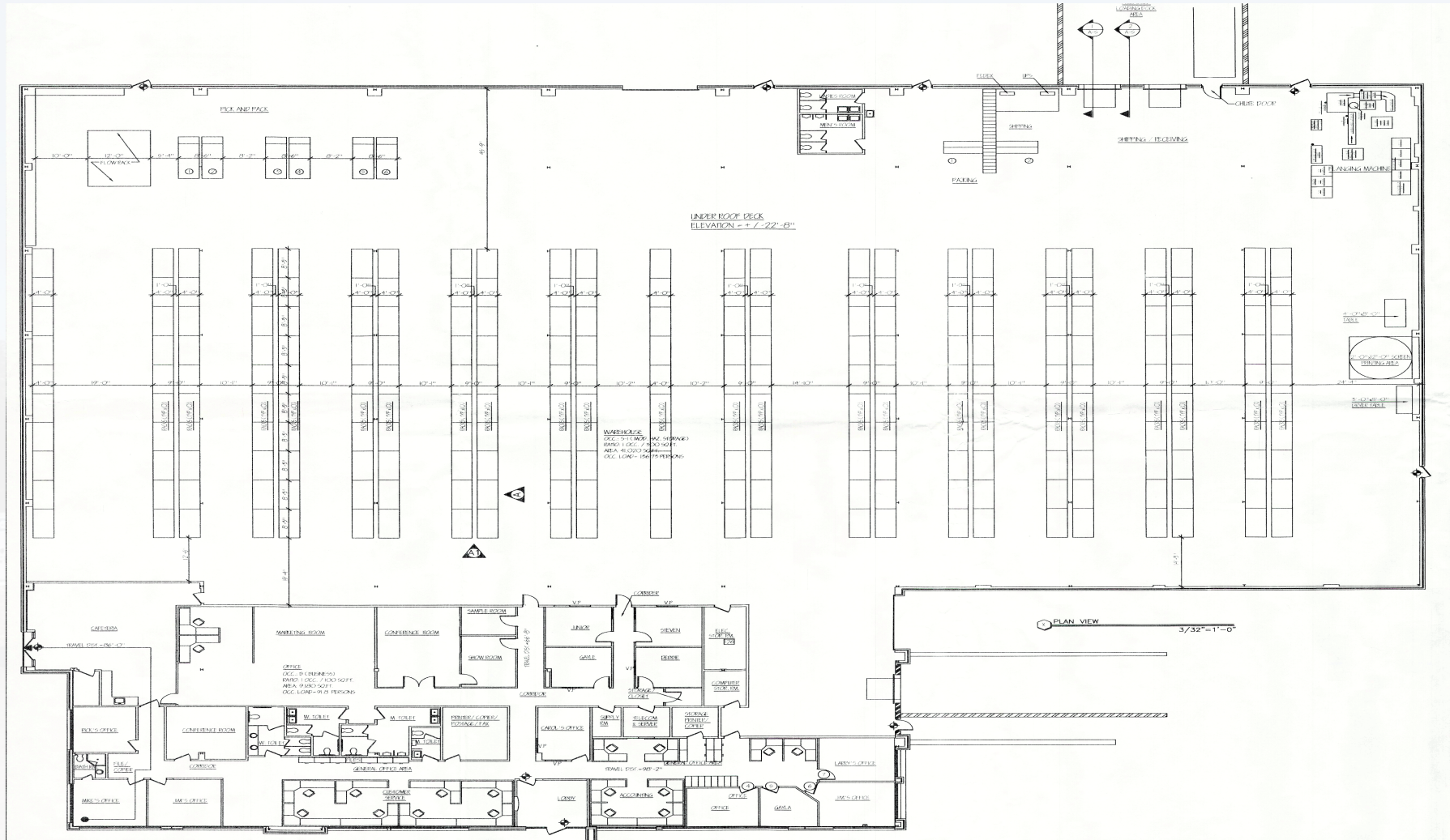
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## FLOOR PLAN:



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## ADDITIONAL PHOTOS:



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