

195

13TH AVENUE
RONKONKOMA, NY



For Lease

195 13th Ave, Ronkonkoma, NY

104,796 SF (Divisible)

Under major renovations



Property Specs



Building size
± 104,796 SF



Warehouse
± 101,796 SF



Office
± 3,000 SF



Lot size
± 8.1 acres



Loading docks
13



Drive-ins
2



Ceiling height
18.5'



Year built
1979



Column spacing
30' x 36'



Sprinklers
Wet



Electric
1400 amps at 208V



Lighting
LED



Parking
97 car spaces, 53 van spaces
and 22 trailer spaces



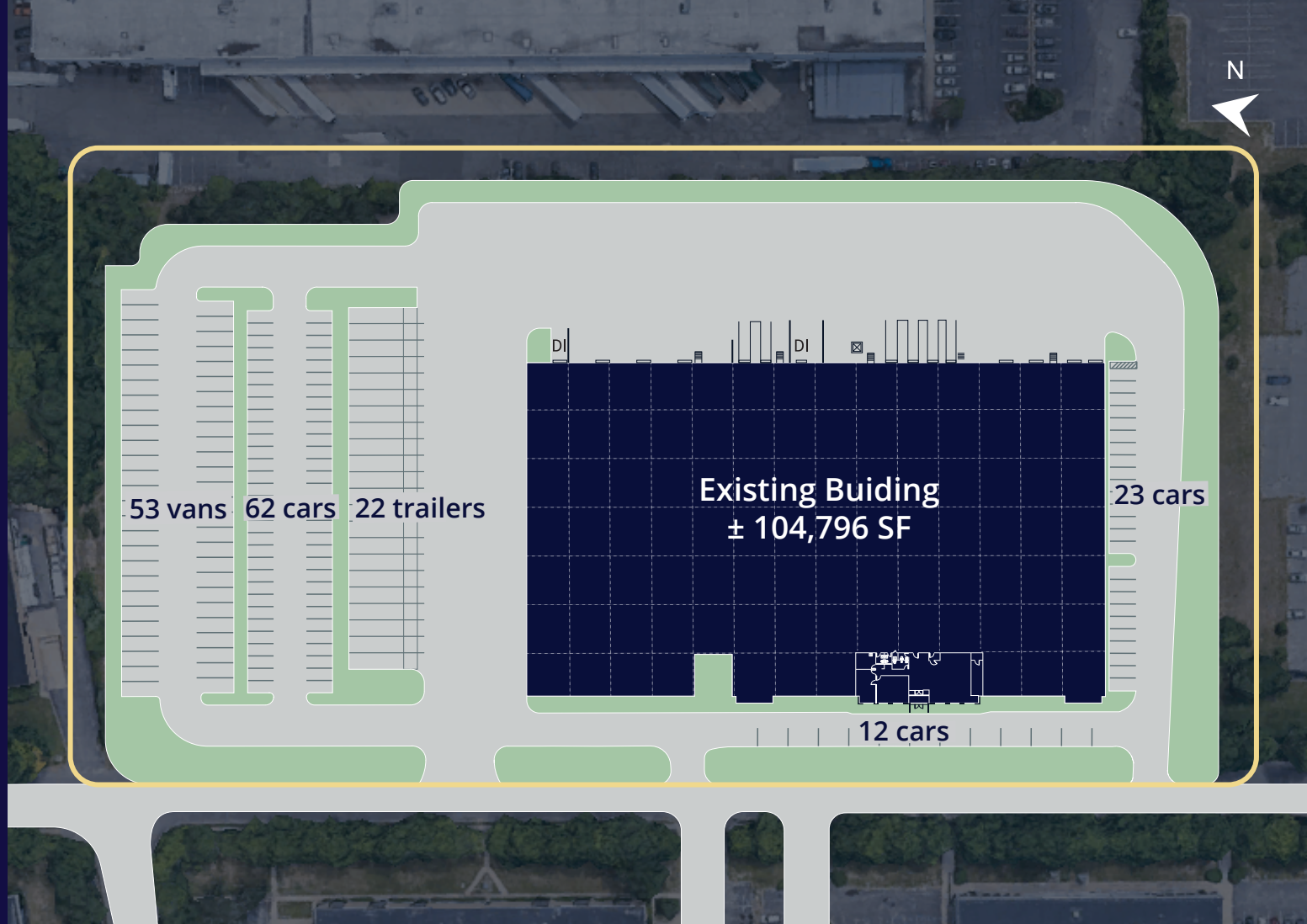
Heating
Gas



Taxes
\$214,230 per year (\$2.04 PSF)

Comments

- Renovations will be completed Q1 2025
- Divisions starting at 30,000 SF



Property Improvements



Four additional loading docks have been added



Parking expansion

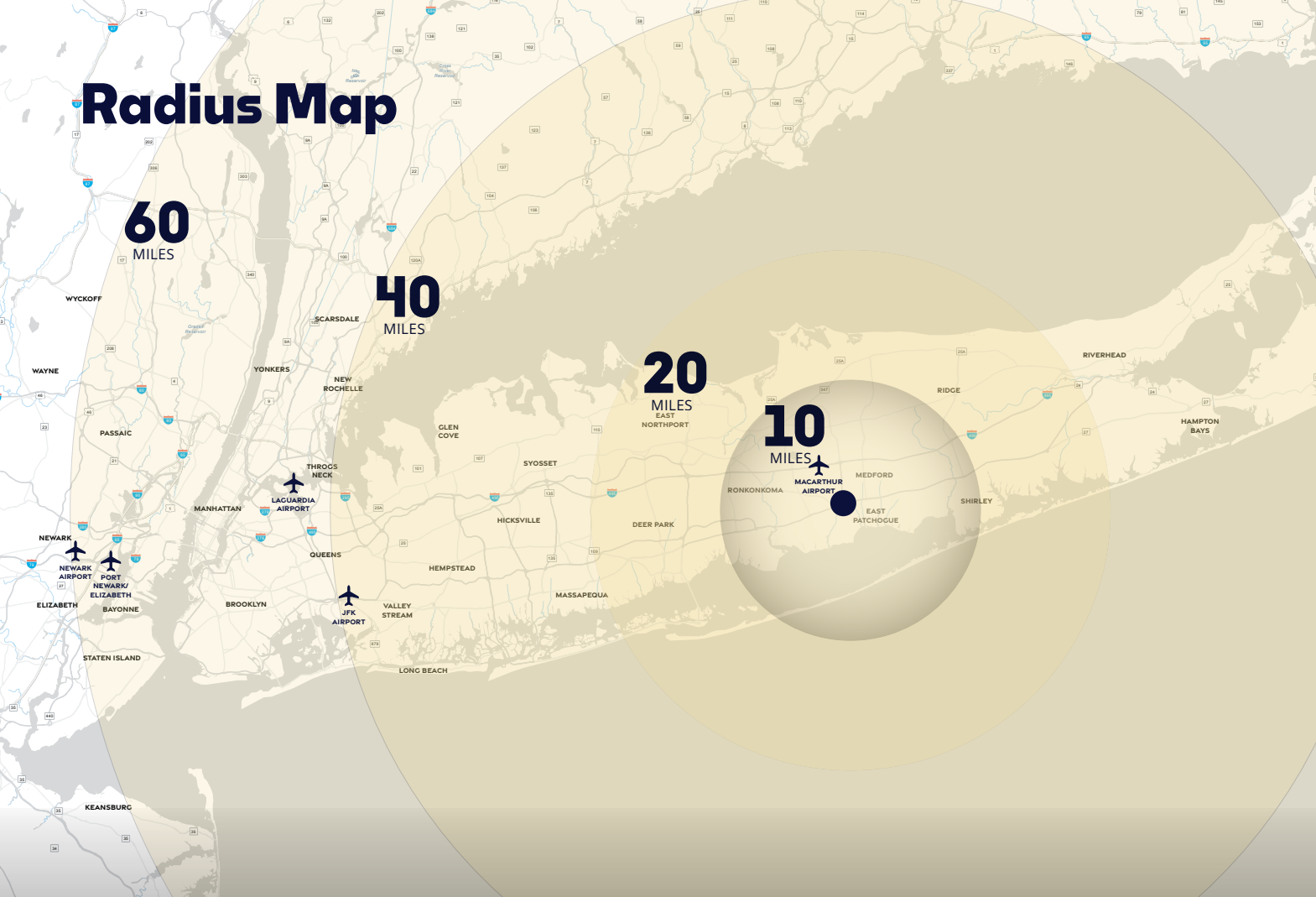


Interior walls removed



Updated exterior

Radius Map



Key Distances

I-495
3.0 Miles

Sunrise Highway
4.2 Miles

MacArthur Airport
3.1 Miles

JFK Airport
40.4 Miles

LaGuardia Airport
43.2 Miles

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