

7,500 SF INDUSTRIAL UNIT AVAILABLE

UNIT DETAILS:

Size:	+/- 7,500 SF
Office:	+/- 20 %
Ceiling Height:	18' Clear
Loading:	1 Loading Dock 2 Drive-in Doors
Heat:	Gas
Parking:	Ample
Zoning:	IND1
Municipality:	Town of Islip, Suffolk
Asking Rent:	\$16.50 PSF Modified Gross
Availability:	January 2025



PROPERTY HIGHLIGHTS:

- o Ideal for a variety of distribution and manufacturing uses
- o Very clean industrial unit
- o Approx. 2 Miles from Exit 59 of the Long Island Expressway, Macarthur Airport, and the new Ronkonkoma "Station Yards" Hub

[CLICK HERE FOR A VIRTUAL TOUR!](#)



FOR INFORMATION CONTACT EXCLUSIVE BROKER:

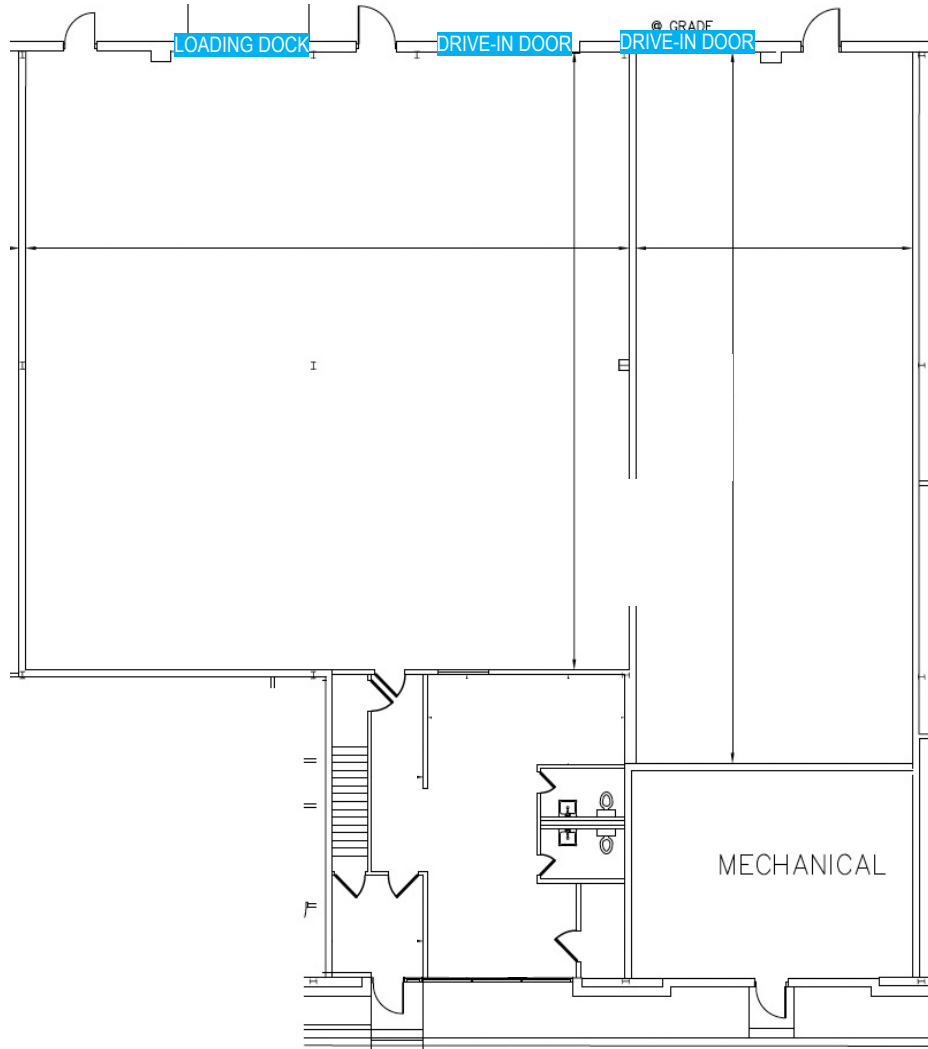
Desmond Mullins, Senior Director | dmullins@pcrellc.com | **631-398-5654**

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.

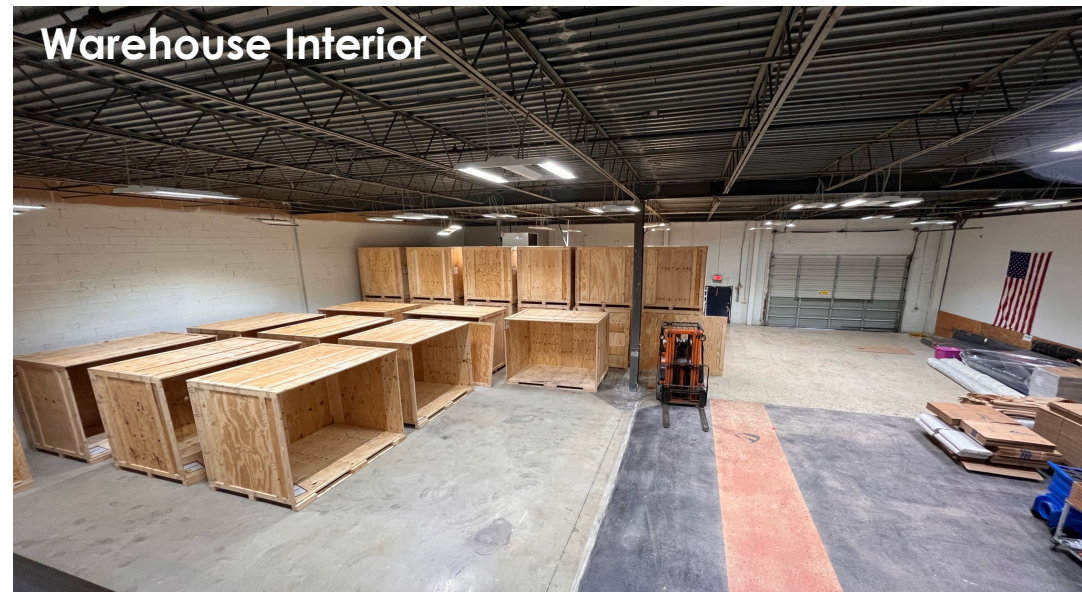
PREMIER COMMERCIAL RE LLC
500 N. Broadway, Suite 105
Jericho, NY 11753
Tel. 516-284-8000 | www.pcrellc.com

7,500 SF INDUSTRIAL UNIT AVAILABLE

Floor Plan



① EXISTING 1ST FLR PLAN
SCALE: HTS



Loading



FOR INFORMATION CONTACT EXCLUSIVE BROKER:

Desmond Mullins, Senior Director | dmullins@pcrellc.com | 631-398-5654

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.

PREMIER COMMERCIAL RE LLC
500 N. Broadway, Suite 105
Jericho, NY 11753
Tel. 516-284-8000 | www.pcrellc.com