



FOR SALE

.48 Acre Industrial Site

Property Description

- **Site Size:** .48 Acres
- **Building:** +/- 1,900 SF Existing Structure
- **Zoning:** IN-1 Industrial
- **Frontage:** 76' on Pond Road
- **Parking :** 40 Spaces
- **FAR:** .05 (under-improved site)
- **Parking/Site:** Surface Parking/
Yard-oriented layout

Asking Price:
\$1,250,000

Taxes:
+/- \$14,770/yr

***Photos are renderings for illustrative purposes only.
The front and back yards have been cleared and leveled
***Actual conditions may vary

For More Information Contact
Exclusive Broker :
Aimal Pahrand
Licensed RE Salesperson

Cell: 516-983-2805
apahrand@industryone.com

Industry One Realty Corp
150 Broadhollow Rd Suite 315
Melville, NY 11747

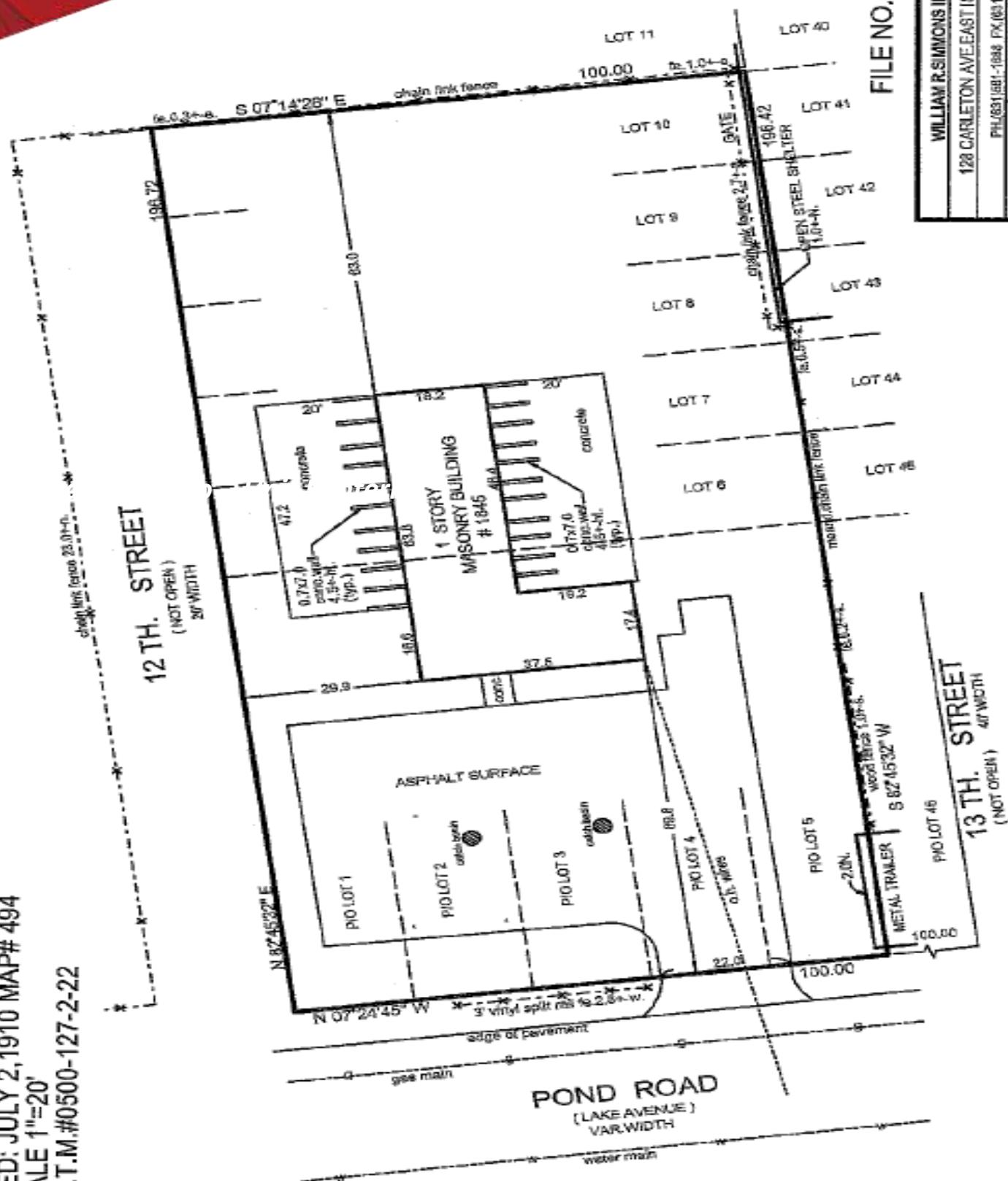
**Well-suited for contractors and fleet-based users seeking
a flexible, yard-oriented industrial site**

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All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

Survey

SURVEYED FOR: Rescue Dogs Rock
 LOCATED AT: RONKONKOMA, T/O ISLIP, SUFF. CO. NY.
 LOT: 6-10 INCL. & P/O LOTS 1-5
 MAP OF: "PARKWAY MANOR, SEC. 2"
 FILED: JULY 2, 1910 MAP# 494
 SCALE 1"=20'
 S.C.T.M.#0500-127-2-22



FILE NO. 54882

WILLIAM R. SIMMONS III, S.P.C.
 128 CARLETON AVE. EAST ISLIP, N.Y. 11730
 PH: (631) 981-1888 FX: (631) 981-1601
 DATE: 08/15/09 SCALE: 1"=20'
 DRAWN BY: E.S.

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