

# 80 13th Avenue: Unit 3

RONKONKOMA, NEW YORK

SUBLEASE: 7,500 SF Industrial Unit | 5,500 SF and 2,000 SF Divisions possible

 **PREMIER**  
COMMERCIAL REAL ESTATE

*"Complex Issues – Simple Solutions"*

**Major Price Reduction!**  
**~~\$16.50 PSF~~ \$14.00 PSF!**



**FOR INFORMATION CONTACT EXCLUSIVE BROKERS:**

**Desmond Mullins, Senior Director | [dmullins@pcrellc.com](mailto:dmullins@pcrellc.com) | 631-398-5654**

**PREMIER COMMERCIAL RE LLC**  
500 N. Broadway, Suite 105  
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## PROPERTY SPECIFICATIONS:

Total Unit Size: +/- 7,500 SF

Total Office: +/- 1,500 SF

Loading Docks: 1

Drive Ins: 2

**Division A:** +/- 5,500 SF

+/- 1,500 SF Office

1 Loading Dock, 1 Drive-in

**Division B:** +/- 2,000 SF

1 Drive-in

Ceiling Height: 18' Clear

Heat: Gas

Parking: Ample

Zoning: IND1

## PROPERTY HIGHLIGHTS:

- o Ideal for a variety of distribution and manufacturing uses
- o Very clean industrial unit
- o Long or short rental term options available
- 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!](#)

## PRICING:

\*Asking Rent: ~~\$16.50~~ PSF Modified Gross

**\$14.00 PSF Modified Gross**

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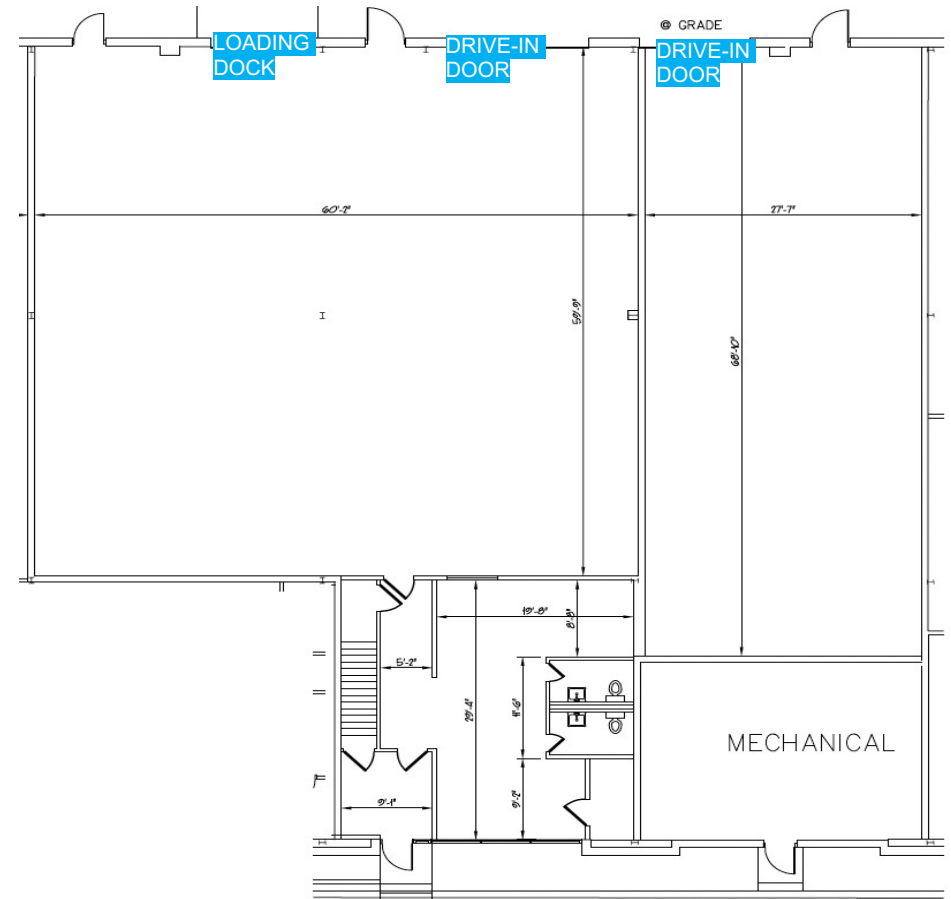
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## INTERIOR, EXTERIOR AND FLOOR PLAN:



① EXISTING 1ST FLR PLAN  
SCALE: HTS

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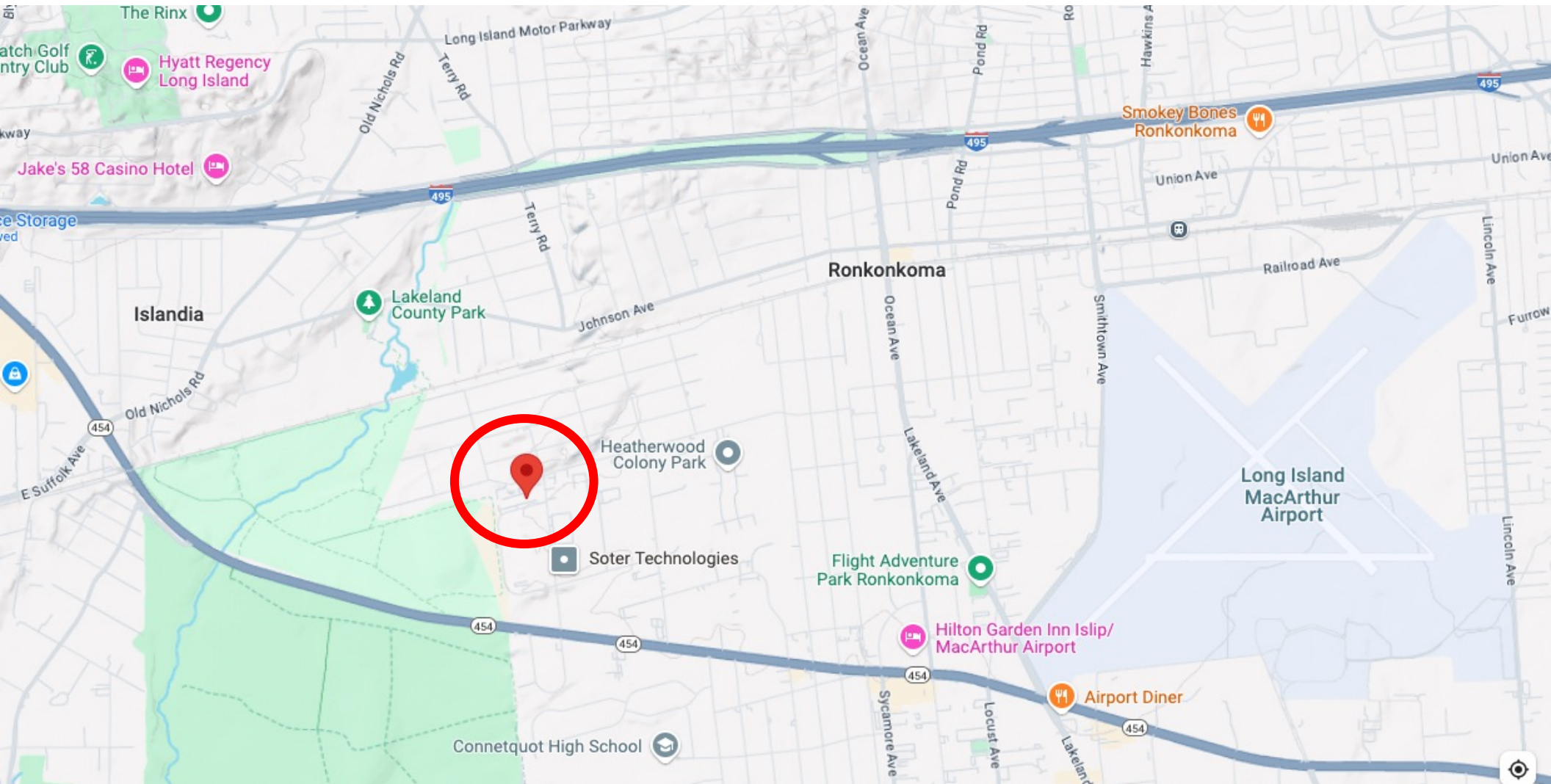
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## Map:



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