

# 80 13th Avenue: Unit 3

RONKONKOMA, NEW YORK

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



"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

Jericho, NY 11753

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

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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:

- Ideal for a variety of distribution and manufacturing uses
- Very clean industrial unit
- Long or short rental term options available
- 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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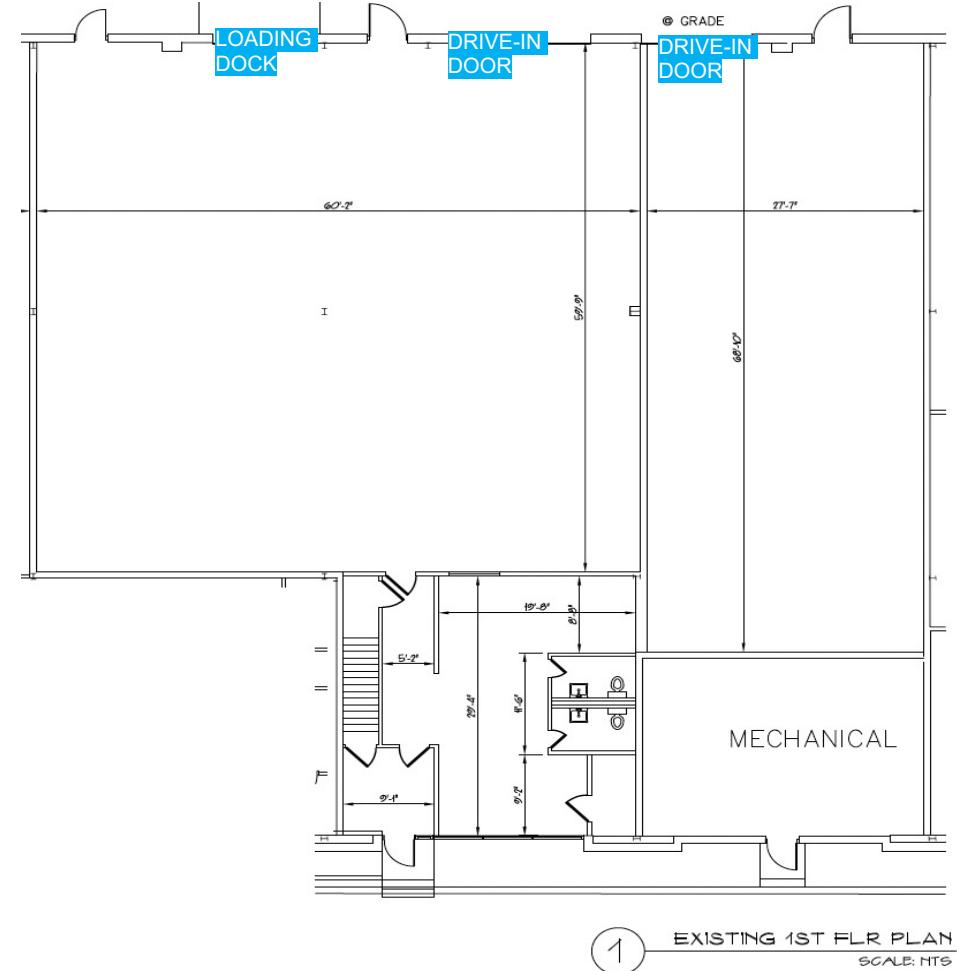
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## INTERIOR, EXTERIOR AND FLOOR PLAN:



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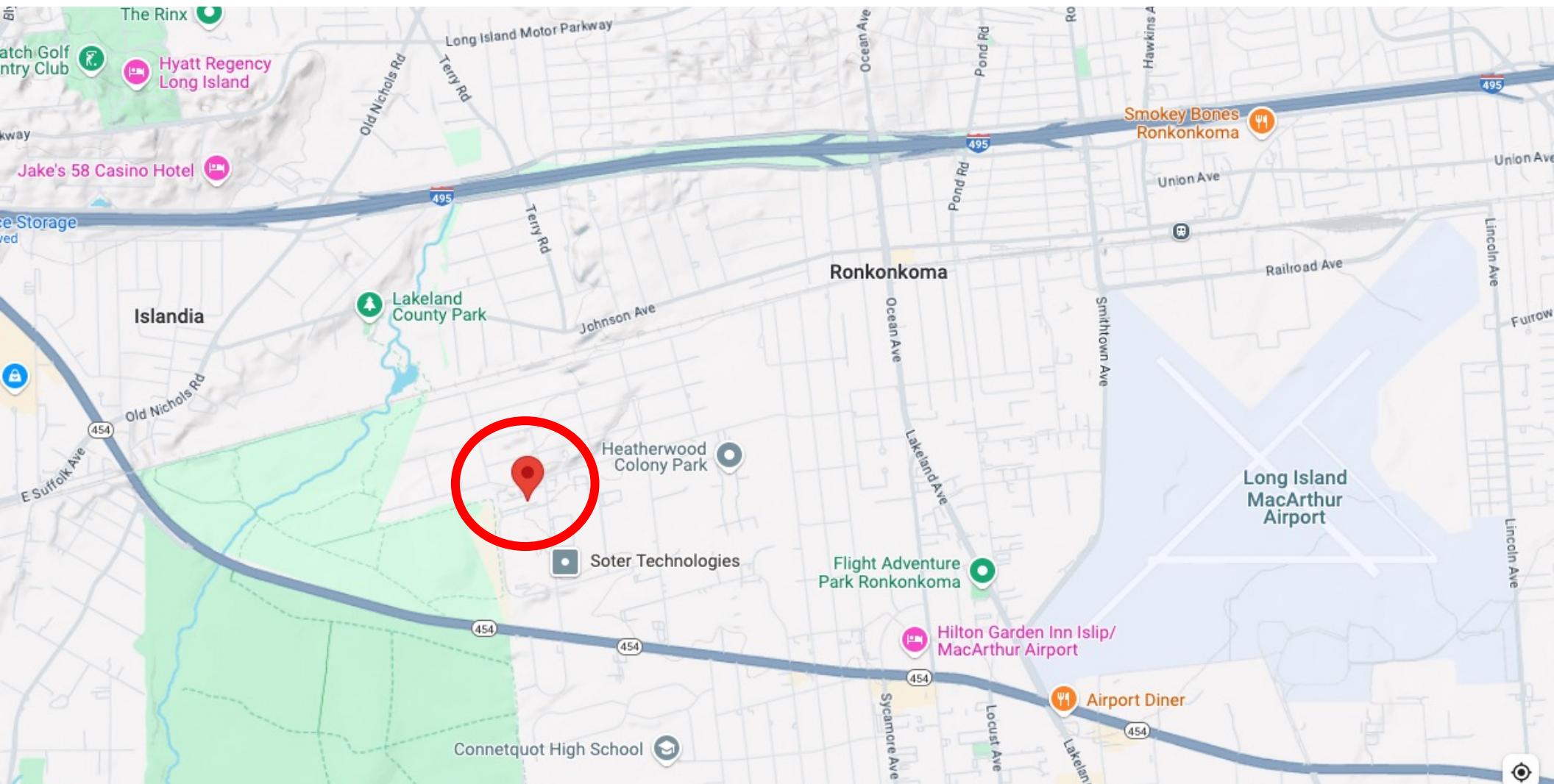
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## Map:



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