

2200 SMITHTOWN AVENUE

RONKONKOMA, NEW YORK

FOR SALE OR LEASE | 21,000 SF FREESTANDING INDUSTRIAL BUILDING

 **PREMIER**
COMMERCIAL REAL ESTATE

"Complex Issues – Simple Solutions"



FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

JB (Jeff) Schwartzberg, Managing Principal | jbs@pcrellc.com | 516-857-8013

Jason Miller, Managing Principal | jmiller@pcrellc.com | 516-413-1690

Desmond Mullins, Senior Director | 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

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.

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PROPERTY SPECIFICATIONS:

Building Size:	+/- 21,000 SF
Lot Size:	+/- 2.25 Acres
Office:	+/- 80% Currently *Can be removed*
Ceiling Height:	17'6" Clear
Loading:	1 Dock, 1 Drive-in
Power:	800 Amps at 480 Volts
HVAC:	Full Temperature control
Sprinklered:	Yes
Parking:	59 striped spots
Zoning:	Light Industrial
Taxes:	\$66,978.33 (\$3.11 PSF)

PROPERTY HIGHLIGHTS:

- Currently built out as LAB/R&D space, but can be converted back to warehouse
- Full temperature control throughout
- Oversized lot with room for expansion or additional parking/storage
- New roofing application installed in May 2019
- < 1 mile off Exit 60 of I-495, Ronkonkoma Station Yards, LIRR Station, and Macarthur Airport!

PRICING:

Sale:	\$5,895,000
*Lease:	\$15.50 PSF NNN

Lease with an option to buy available!

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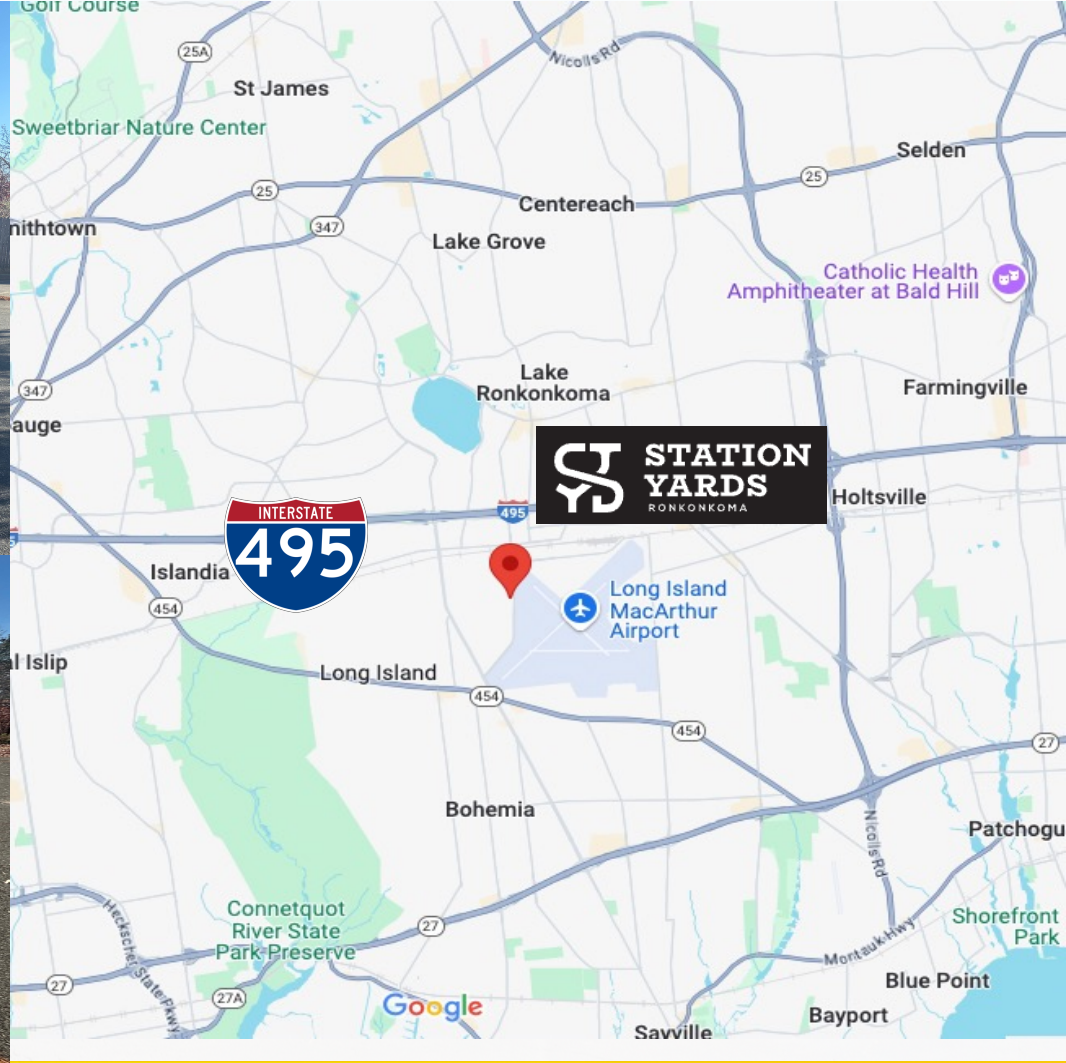
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LOADING, EXTERIOR, AND MAP:



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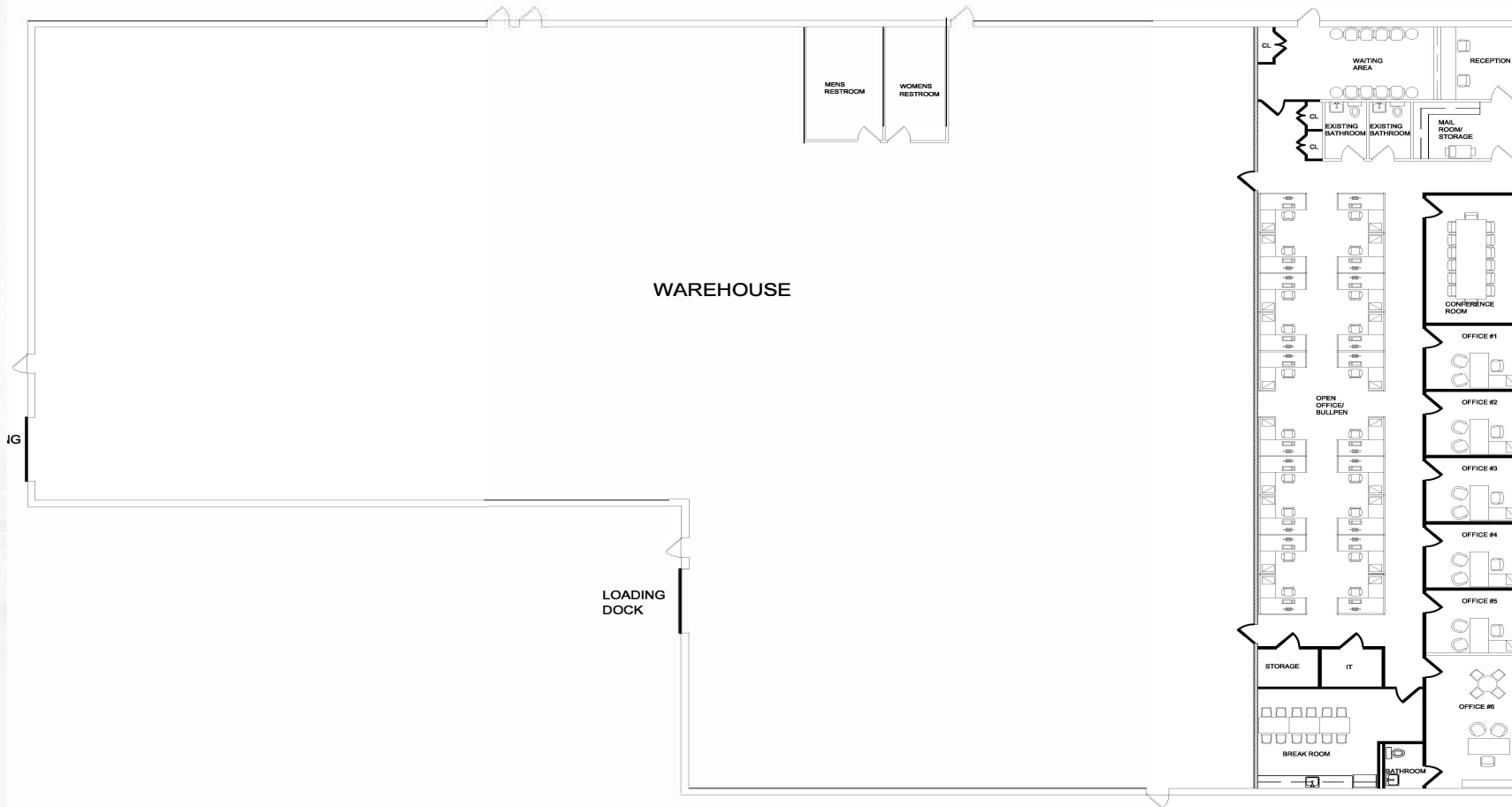
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CONCEPTUAL FLOOR PLAN: +/- 20% OFFICE



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