



Industrial Condo For Sale

711-5 Koehler Avenue

INDUSTRIAL PROPERTY FOR SALE



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CAMCO Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

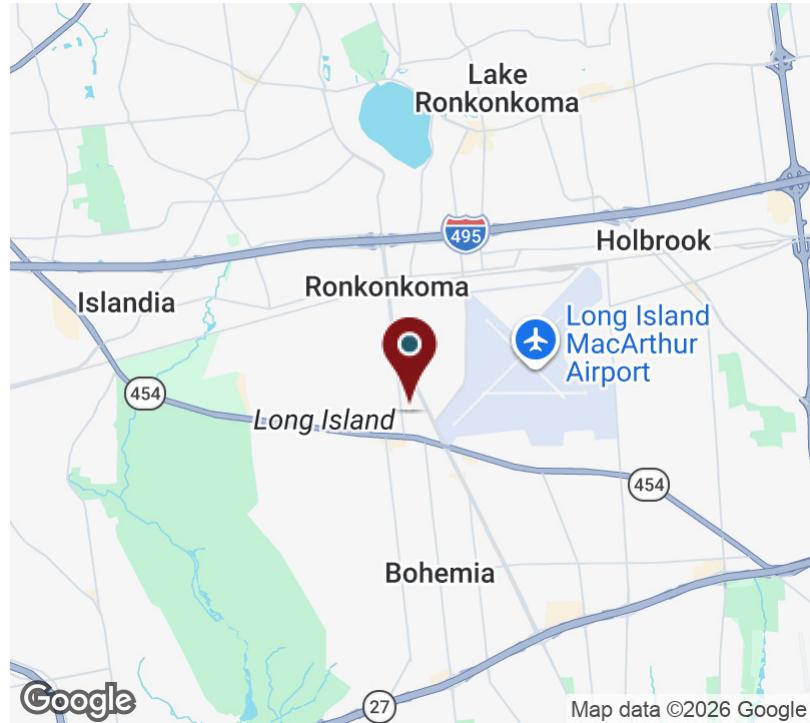
Section 1

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OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	5,000 SF
Finished Office:	3,600 SF +/-
Mezzanine Storage:	2,400 SF +/-
Warehouse:	2,000 SF +/-
Price / SF:	\$280.00
Zoning:	IND1
Power:	200 Amps, 3-Phase

PROPERTY OVERVIEW

Discover an exceptional opportunity in the Ronkonkoma area with this outstanding 5,000 SF industrial condo. Boasting a prime location, this property offers convenient access to major transportation routes, providing essential connectivity for industrial and manufacturing operations. With ample space for production, warehousing, or distribution, the building presents a versatile floorplan for customization to suit your specific business needs. Its strategic location within the thriving Ronkonkoma area ensures quick access to essential amenities and supports seamless logistics. Take advantage of this ideal investment opportunity to establish or expand your industrial or manufacturing presence in this dynamic business environment.

PROPERTY HIGHLIGHTS

- 5,000 SF industrial condo
- 1 dock and 1 drive-in door
- Ideal for production, warehousing, or distribution
- Convenient access to major transportation routes
- Versatile floorplan for customization
- Prime location within the thriving Ronkonkoma area

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FOR SALE



PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Discover the vibrant surroundings of the Ronkonkoma area, where the property is strategically located. This bustling Long Island community offers convenient access to major transportation routes, making it an ideal hub for Industrial and Manufacturing businesses. Nearby, the Long Island MacArthur Airport provides essential connectivity to domestic and international markets. With a diverse mix of dining options and retail establishments, the location provides amenities to support a dynamic workforce. Explore the potential of this prime location for your Industrial or Manufacturing venture.

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- 1 dock and 1 drive-in door
- Ideal for production, warehousing, or distribution
- Convenient access to major transportation routes
- Versatile floorplan for customization
- Prime location within the thriving Ronkonkoma area
- Ample space for industrial and manufacturing operations
- Supports seamless logistics
- Ideal investment opportunity for industrial or manufacturing presence



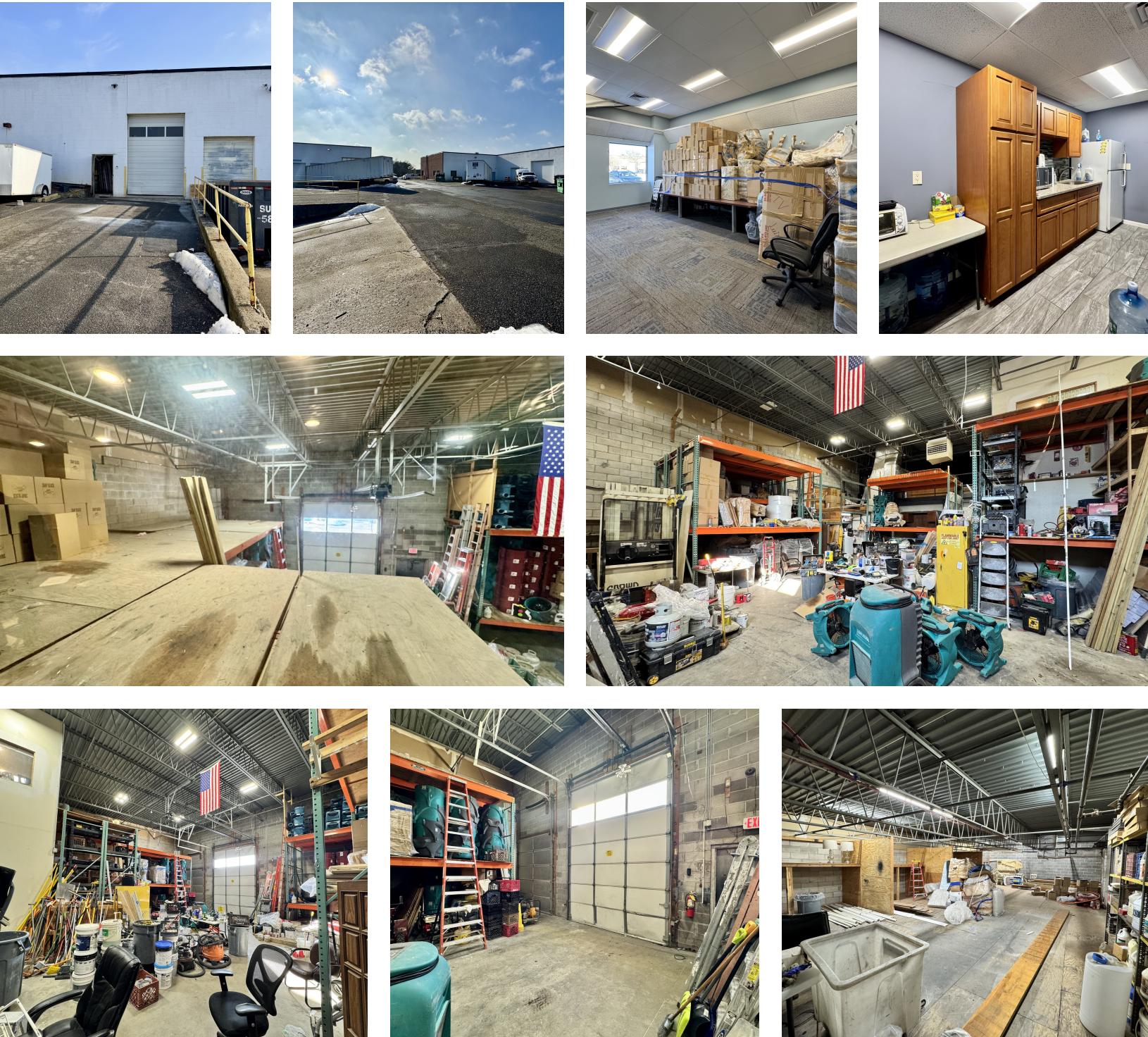
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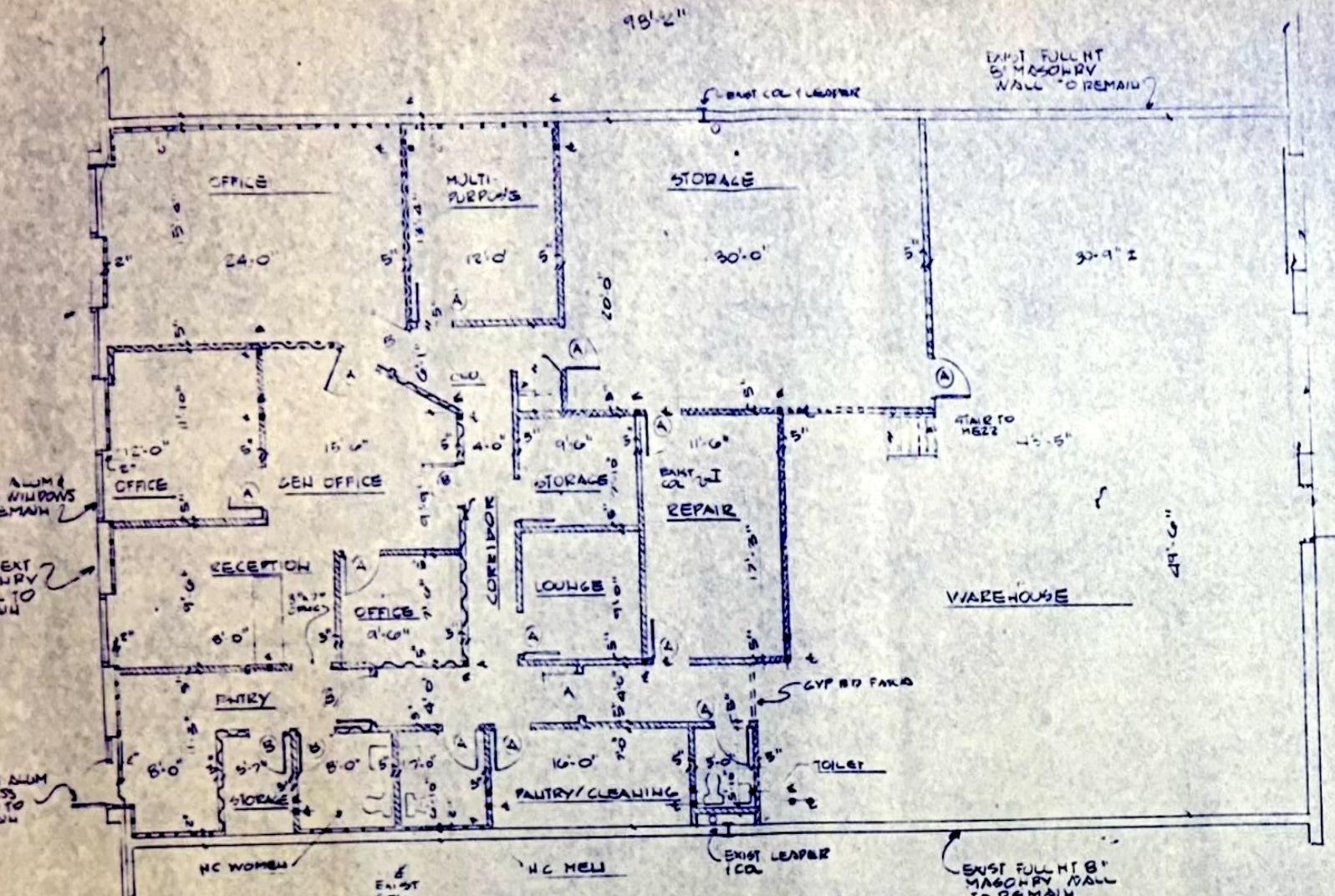
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1st Floor Office and Warehouse Floor Plan

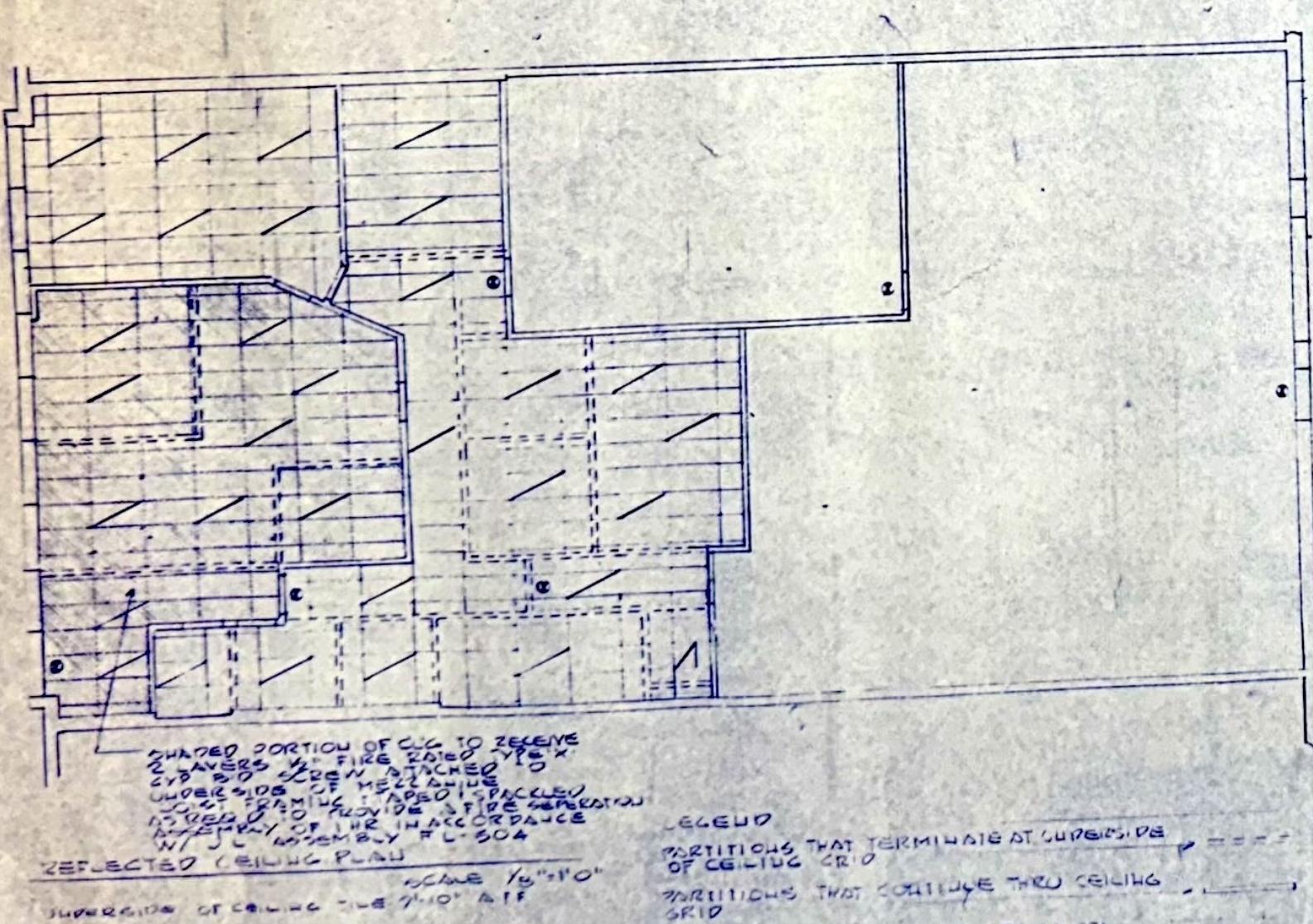
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Mezzanine Floor Plan

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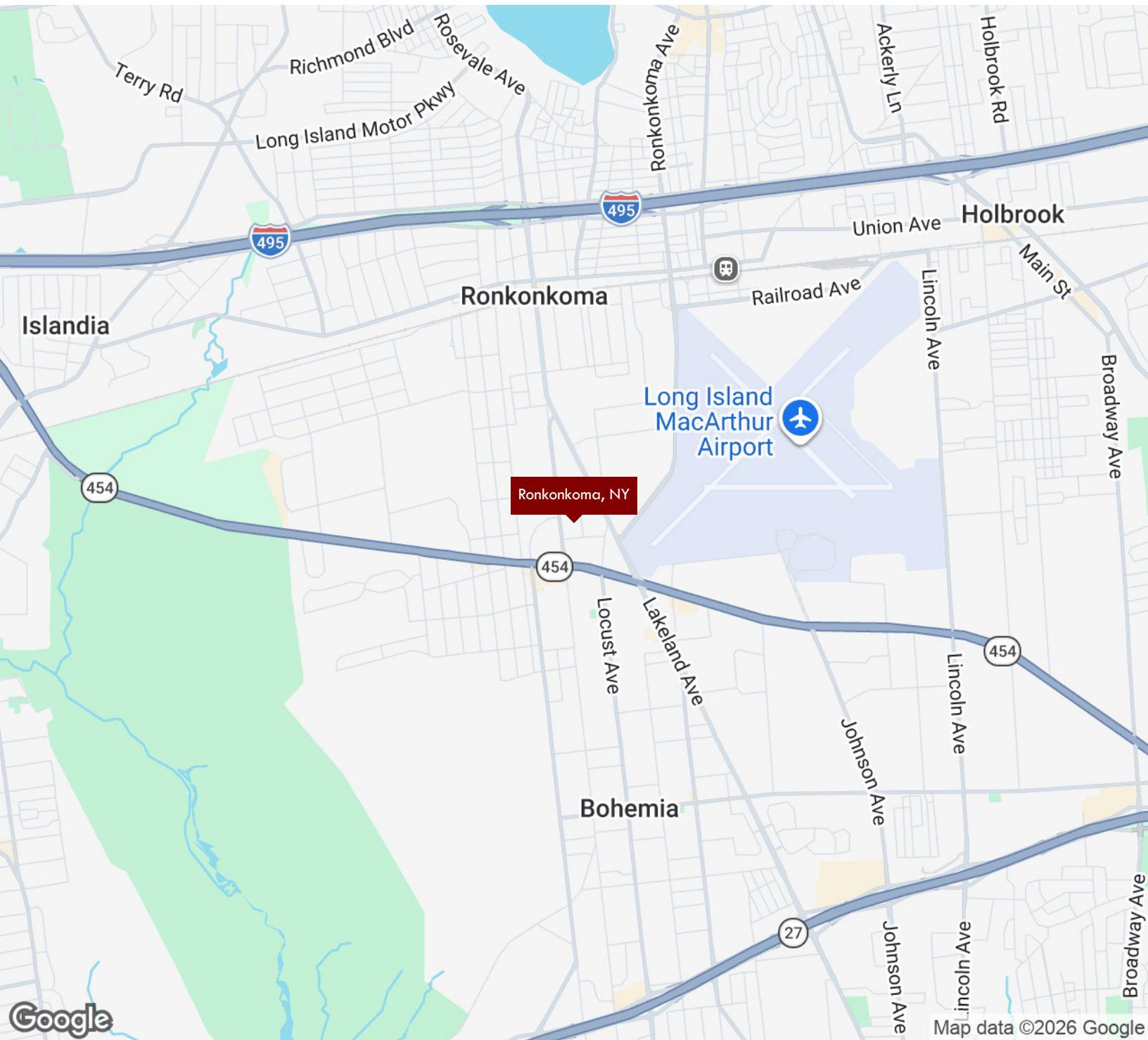
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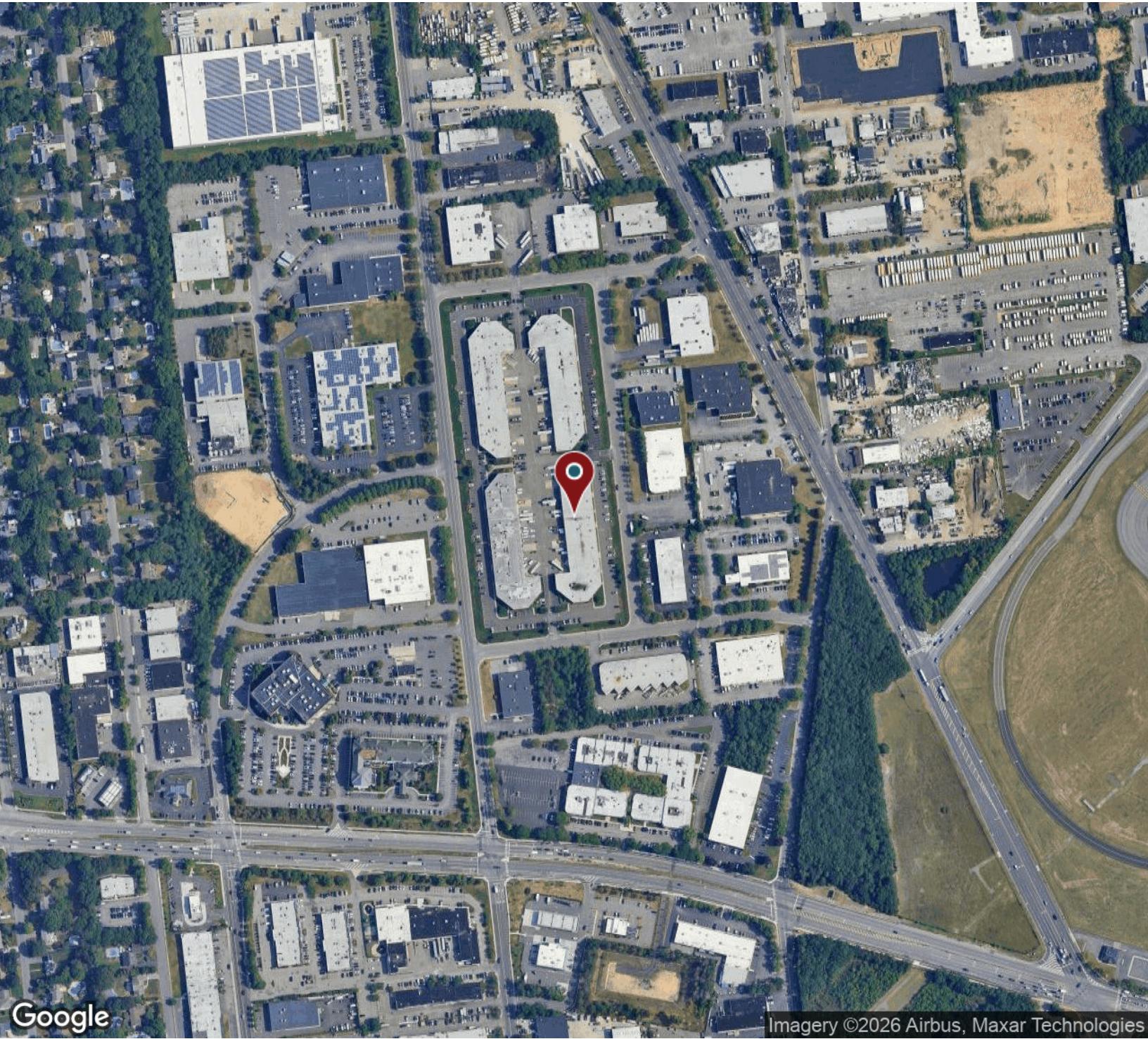
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DEMOGRAPHICS

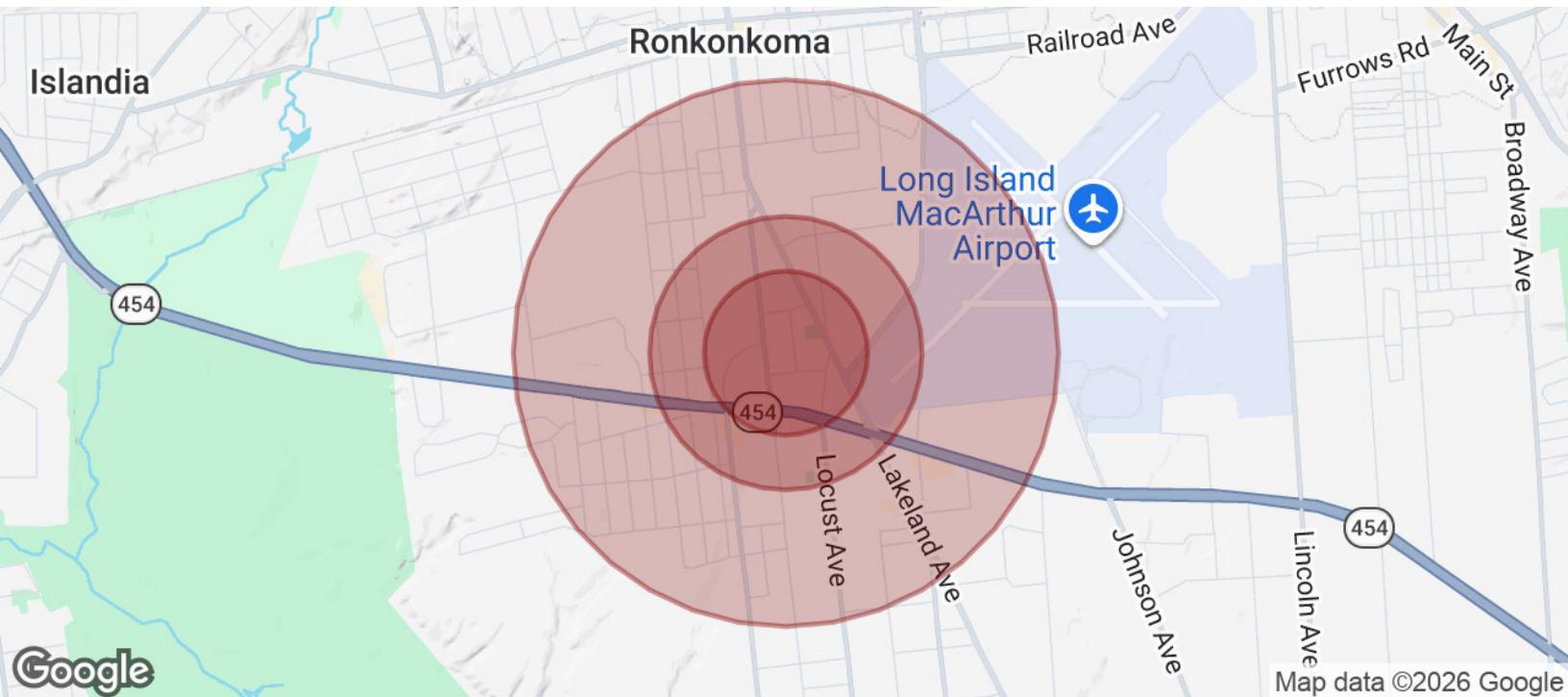
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	60	550	4,350
Average Age	43	42	41
Average Age (Male)	42	41	40
Average Age (Female)	44	44	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	20	186	1,589
# of Persons per HH	3	3	2.7
Average HH Income	\$158,518	\$157,042	\$149,681
Average House Value	\$553,876	\$553,989	\$534,036

Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

Aric Schachner is President and Co-Founder of CAMCO Commercial Real Estate LLC and a NYS Licensed Real Estate Associate Broker.

Born in Milwaukee, Wisconsin, Aric was raised in Belle Terre, New York and went to Earl L. Vandermeulen High School in Port Jefferson, NY. After high school, he attended NYU and graduated with a B.S. in Finance and Marketing from the Stern School of Business at New York University.

Aric Schachner was a founding member of SVN's first franchise on Long Island, SVN | Realty Three Advisors in 2010. Starting as the firm's Administrative Director, Aric gained responsibility over time demonstrating excellent communication and leadership skills. He deftly leveraged his education in finance to create complex financial models for property valuation, while his marketing background enhanced his ability to craft a companywide marketing plan while implementing and executing property specific marketing including design and construction of property proposals, websites, and other marketing collateral. Along the way, Aric earned his NY State Real Estate Salesperson's License. Once licensed, Aric took to the transactional side of real estate quickly, closing millions of dollars of lease and sale transactions in just a couple of years, being awarded the title of "Rising Star in Commercial Real Estate" by Long Island Business News in 2015. In October of 2015 Aric earned his broker's license becoming a NYS Licensed Real Estate Associate Broker. Aric was promoted to Managing Director of SVN | Realty Three Advisors on January 1st, 2018.

Aric Schachner with long time partners of his from SVN, formed CAMCO Commercial Real Estate in January of 2021. CAMCO CRE is a full service commercial real estate brokerage firm providing solutions to large corporations, middle market businesses, and individual entrepreneurial investors.

Aric Schachner works hard to build lasting relationships with property owners and tenants alike. He has closed lease and sale deals throughout New York, facilitating transactions with clients such as: Chick-Fil-A, CVS, The First National Bank of Long Island, Blue Point Brewery, real estate investors, family investment portfolios, local businesses, physicians, and professionals.

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SAM LEFKOWITZ

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NY #401348935

PROFESSIONAL BACKGROUND

Sam Lefkowitz is a Commercial Real Estate Agent based in Port Jefferson, Long Island, offering a wide range of services, including cash flow analysis, property valuations, and debt restructuring advice. Samuel's experience in real estate asset management and brokerage provides him with a comprehensive understanding of the commercial sector.

Sam holds a bachelor's degree in history from Syracuse University and a master's degree in real estate from New York University. He began his career as a brokerage associate for Adams and Co in Manhattan, followed by a role at 4th Dimension Properties as an associate asset manager, overseeing day-to-day operations and leasing for mall properties across the nation.

Sam then worked at Basis Investment Group, a commercial real estate private equity platform, where he personally managed the oversight of \$1.03 billion in bridge loans, mezzanine loans, preferred equity investments, CMBS B pieces, and agency loans as an asset manager.

When not working, Sam enjoys boating on his Mako center console, fishing and exploring Long Island's waterways..

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