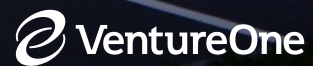


# VenturePark ISP II

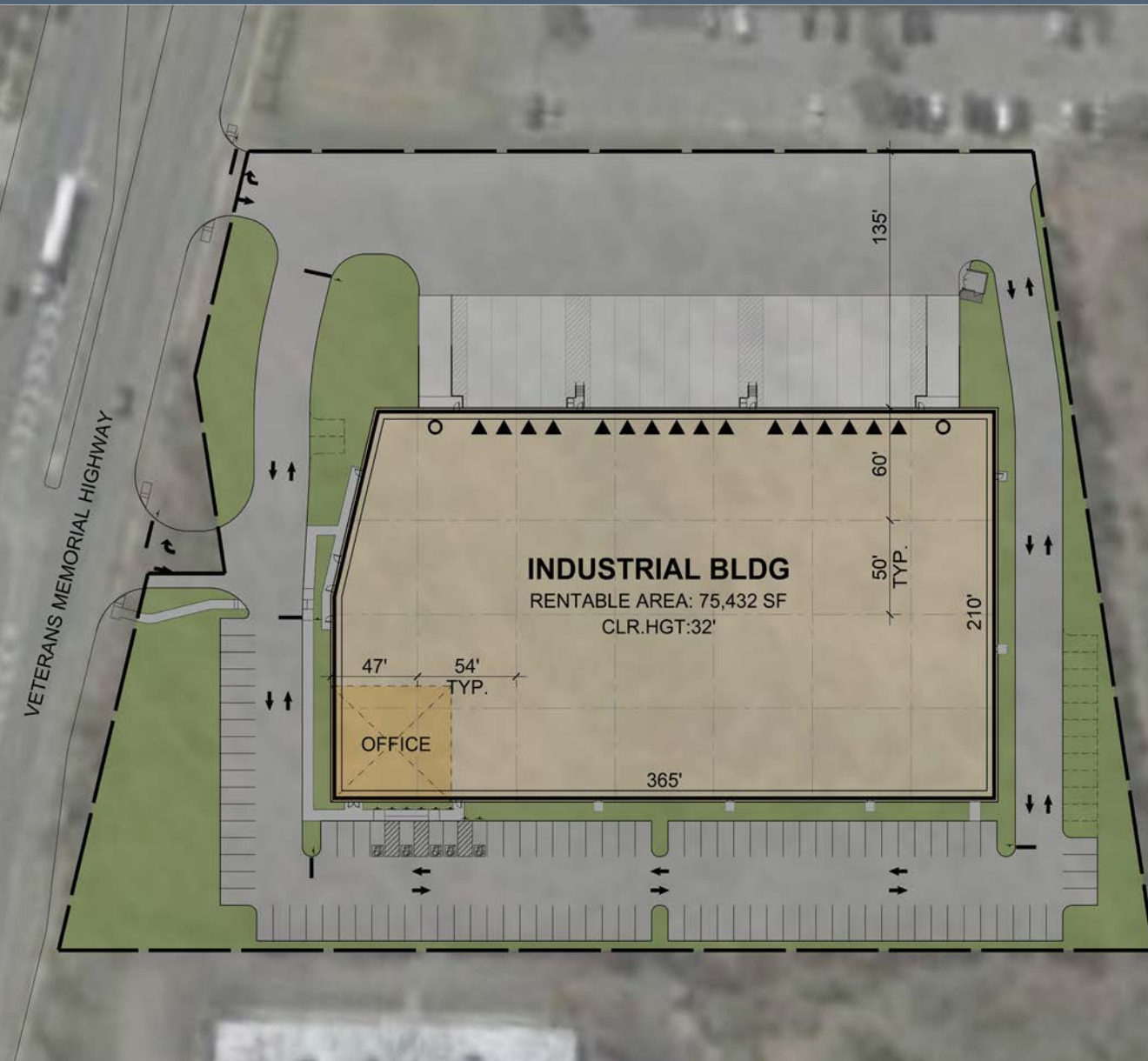
3175 VETERANS MEMORIAL HIGHWAY | RONKONKOMA, NEW YORK



75,432 SF INDUSTRIAL FACILITY | DIVISIBLE | BUILT TO SUIT OPPORTUNITY



# HIGHLIGHTS



<b>ADDRESS</b>	3175 Veterans Memorial Highway
<b>DELIVERY</b>	12 Months From Lease Execution
<b>SQUARE FOOTAGE</b>	75,432 SF (Divisible To 42,351 SF And 35,081 SF)
<b>PILOT (IDA)</b>	10 Year PILOT 50% RE Tax Abatement
<b>REAL ESTATE TAXES</b>	\$0.75 PSF
<b>OFFICE SQUARE FEET</b>	To Suit
<b>CLEAR CEILING HEIGHTS</b>	32' Clear (Ability To Go To 40')
<b>DOCKS</b>	16 Docks
<b>DRIVE-INS</b>	2 (Expandable)
<b>COLUMN SPACING</b>	54' x 50' with 60' Speed Bays
<b>PARKING</b>	107 Stalls (Expandable To 121)
<b>FRONTAGE</b>	425' SF Of Frontage On Veterans Memorial Highway (454)

# VenturePark ISP II

AT 3175 VETERANS MEMORIAL HIGHWAY



# VenturePark ISP II

AT 3175 VETERANS MEMORIAL HIGHWAY



**NASSAU COUNTY | 16 MILES**

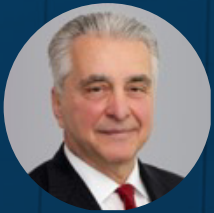


**HAMPTONS | 27 MILES**



**NYC | 34 MILES**

FOR LEASING INFORMATION, PLEASE CONTACT:



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