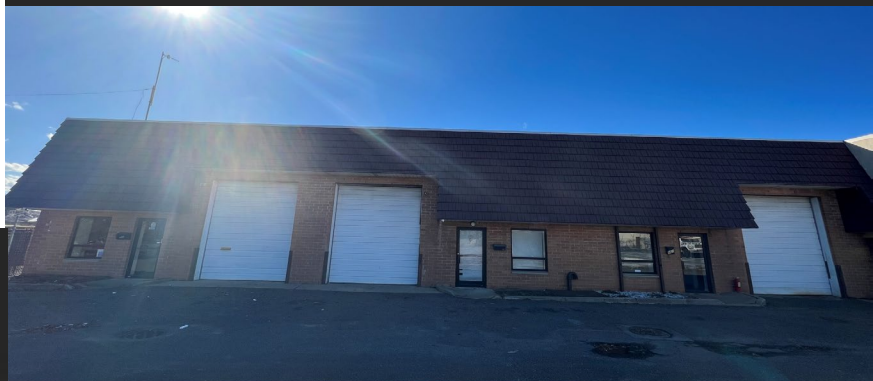


For Lease
860 S 2nd St, Ronkonkoma, NY

**3,600-5,400 SF Divisions
With Gated Yard Space**



Property Description

SF Breakdown: 3,600- 5,400 SF

Office Size: Built to Suit

Half Acre of Gated Yard Space

Ceiling Height: 16' Clear

Drive-in: 2-3 Oversized Drive-Ins

10'w x 12'h

Office: 15% (Newly Renovated)

Power: 600 Amps

Heat: Gas

Asking Price on All Divisions

Option 1: \$12,500/Month

Option 2: \$9,500/Month

Option 3: \$6,500/Month

Option 4: \$3,000/month

For More Information Contact Exclusive Broker:

Joe Natoli

Licensed RE Salesperson

Cell: 631-525-1099

Office: 631.694.3500 Ext 318

jnatoli@industryone.com

Industry One Realty Corp
150 Broadhollow Rd Suite 315
Melville, NY 11747



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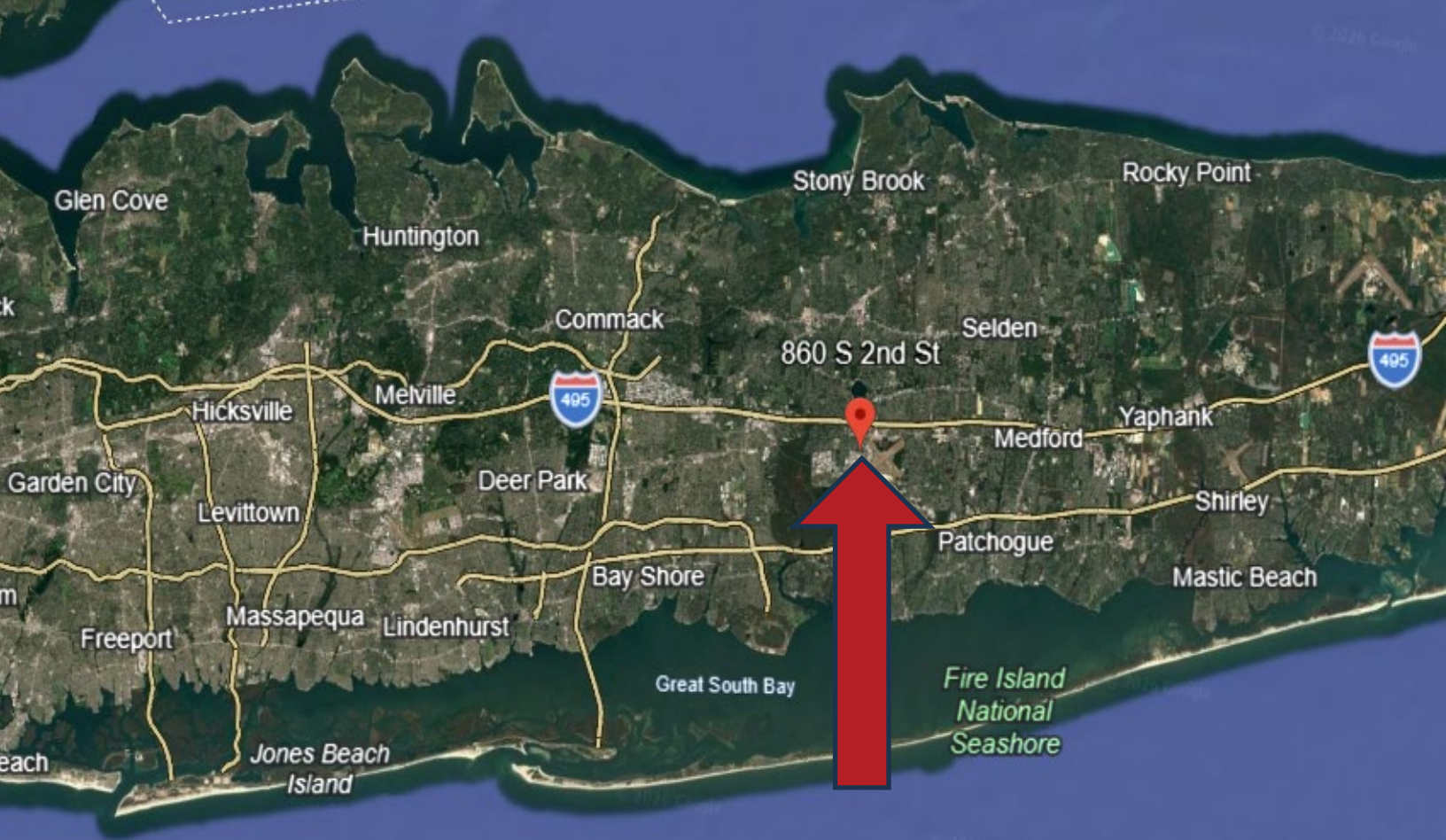
Option 1: 5,400 SF With Half Acre Private Gated Yard



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Option 2: 3,600 SF With Half Acre Private Gated Yard Space



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Option 3: 3,600 SF With 5,000 SF of Private Gated Yard Space



Option 4: 12,000 SF of Private Gated Yard Space/ No Building



Please Contact Exclusive Broker: Joe Natoli at 631-525-1099

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