



# Industrial condominium unit

## Property Highlights

- 15% office space
- 16' clear ceiling height
- 1 loading dock
- 200 Amps power
- Located directly off of Veteran's Memorial Highway, surrounded by various restaurants and retail
- Close proximity to the Long Island Expressway, Sunrise Highway and MacArthur Airport

**Available Space**  
5,157 sf

**CAM**  
\$500/month

**Taxes**  
\$2.40 psf

**Sale Price**  
\$1,295,000

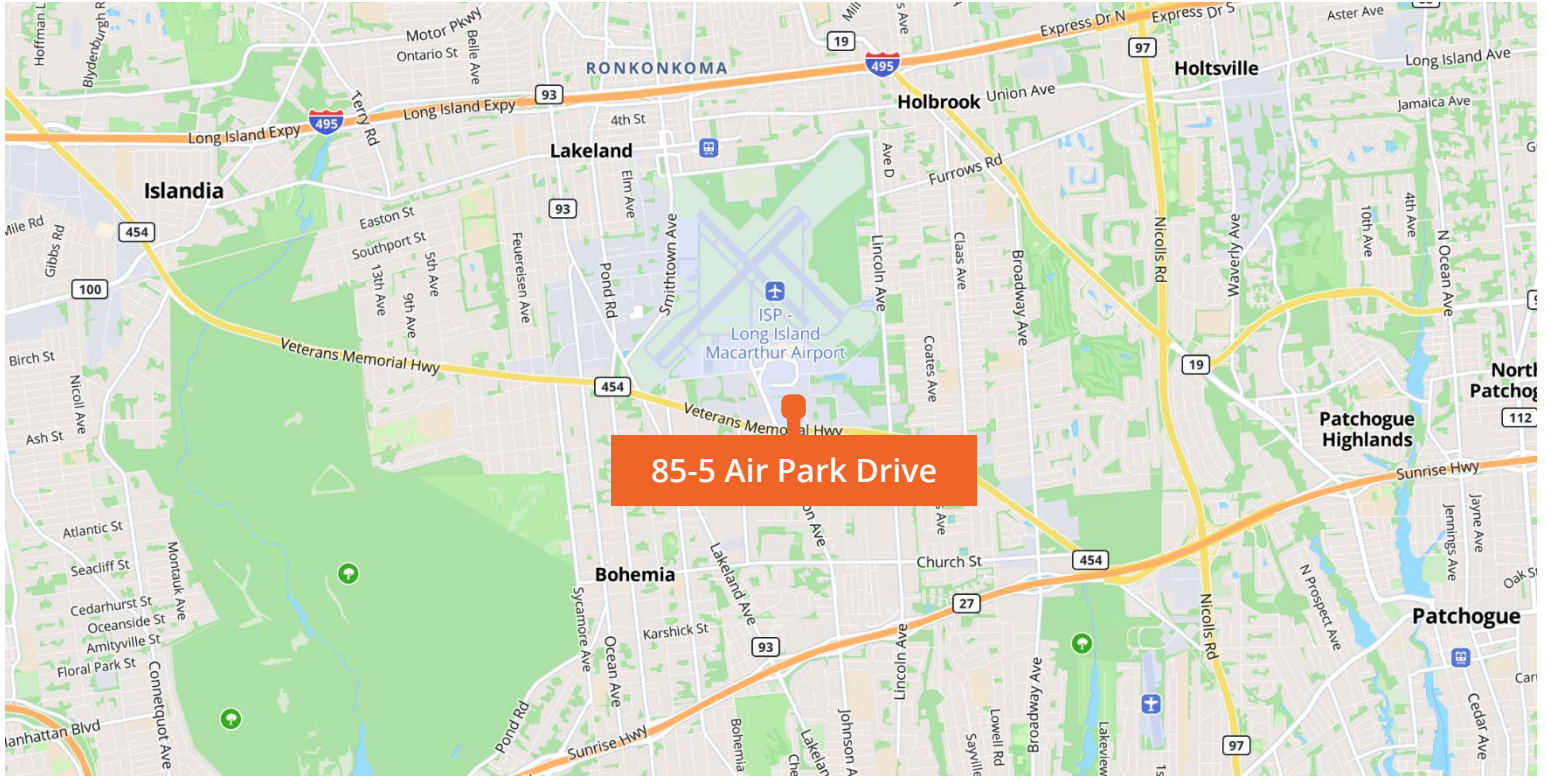
## Get more information:

**Leo Farrell** | Principal | D. 516 962 5406 | M. 631 375 1677 | [leo.farrell@avisonyoung.com](mailto:leo.farrell@avisonyoung.com)



# Industrial for sale

85-5 Air Park Drive, Ronkonkoma, NY 11779



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