

# 2200 SMITHTOWN AVENUE

RONKONKOMA, NEW YORK

FOR SALE OR LEASE | 21,000 SF FREESTANDING INDUSTRIAL BUILDING ON 2.25 ACRES

 **PREMIER**  
COMMERCIAL REAL ESTATE

*"Complex Issues – Simple Solutions"*

## NEW PRICING!

**\$5,295,000** Includes extra acreage



### FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

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

Jason Miller, Managing Principal | [jmiller@pcrellc.com](mailto:jmiller@pcrellc.com) | 516-413-1690

Desmond Mullins, Senior Director | [dmullins@pcrellc.com](mailto: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](http://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.



# 2200 SMITHTOWN AVENUE

RONKONKOMA, NEW YORK

FOR SALE OR LEASE | 21,000 SF FREESTANDING INDUSTRIAL BUILDING ON 2.25 ACRES

 **PREMIER**  
COMMERCIAL REAL ESTATE

"Complex Issues – Simple Solutions"

## 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
Parking:	59 striped spots
Zoning:	Light Industrial
Taxes:	\$69,851.00/Year (\$3.33 PSF)

- Full temperature control throughout
- Oversized lot with room for expansion or additional parking/storage
- < 1 mile off Exit 60 of I-495, Ronkonkoma Station Yards, LIRR Station, and Macarthur Airport!



## PRICING:

Sale: **\$5,295,000** Includes extra acreage

\*Lease: \$15.50 PSF NNN

**\*Lease with an option to buy available!\***

## FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

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

Jason Miller, Managing Principal | [jmiller@pcrellc.com](mailto:jmiller@pcrellc.com) | 516-413-1690

Desmond Mullins, Senior Director | [dmullins@pcrellc.com](mailto: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](http://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.



# 2200 SMITHTOWN AVENUE

RONKONKOMA, NEW YORK

FOR SALE OR LEASE | 21,000 SF FREESTANDING INDUSTRIAL BUILDING ON 2.25 ACRES

 **PREMIER**  
COMMERCIAL REAL ESTATE

*"Complex Issues – Simple Solutions"*



## FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

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

Jason Miller, Managing Principal | [jmiller@pcrellc.com](mailto:jmiller@pcrellc.com) | 516-413-1690

Desmond Mullins, Senior Director | [dmullins@pcrellc.com](mailto: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](http://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.



# 2200 SMITHTOWN AVENUE

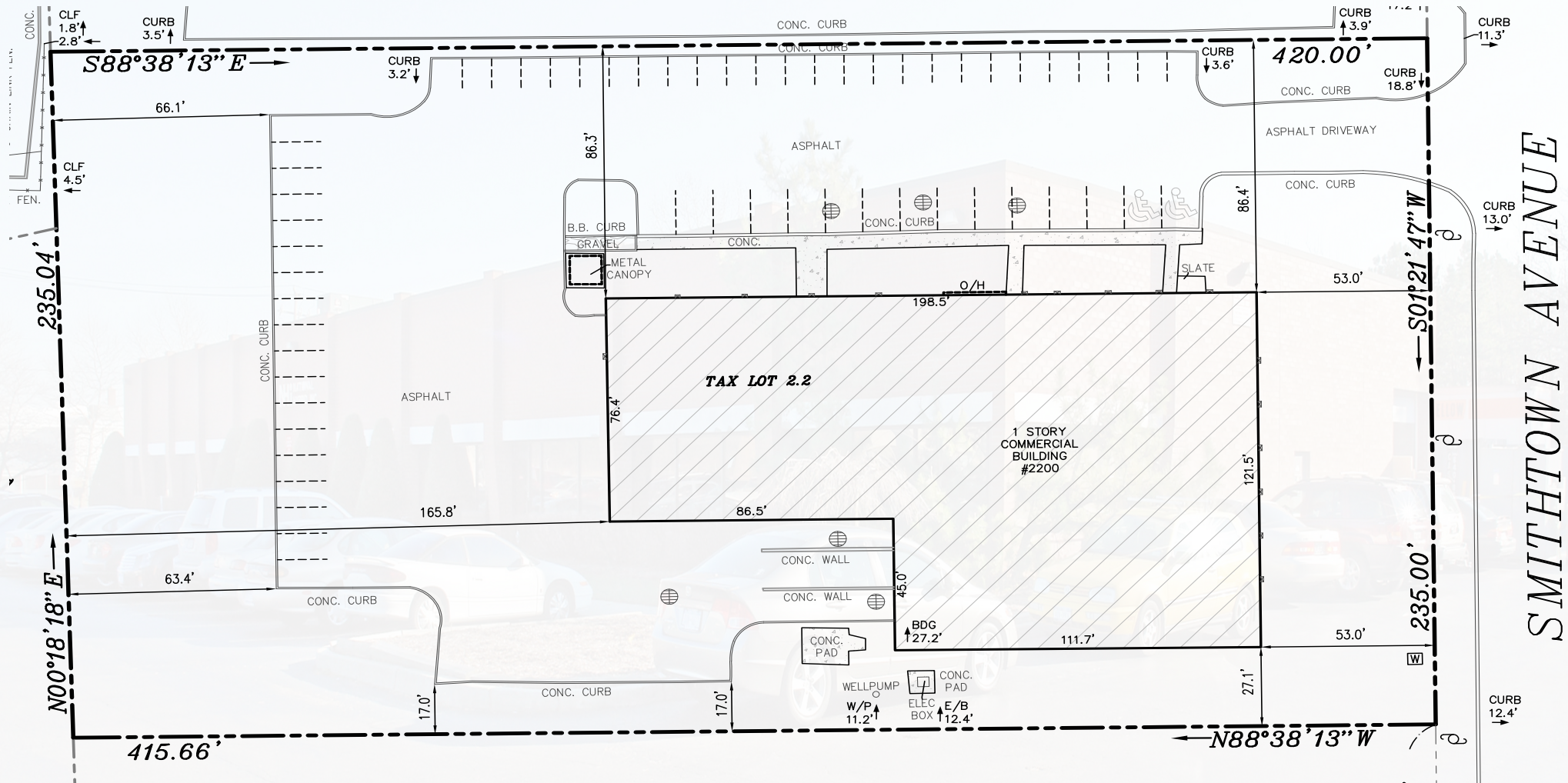
RONKONKOMA, NEW YORK

FOR SALE OR LEASE | 21,000 SF FREESTANDING INDUSTRIAL BUILDING ON 2.25 ACRES

**PREMIER**  
COMMERCIAL REAL ESTATE

"Complex Issues – Simple Solutions"

## PROPERTY SURVEY:



SMITHTOWN AVENUE

## FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

JB (Jeff) Schwartzberg, Managing Principal | [jbs@pcrellc.com](mailto:jbs@pcrellc.com) | 516-857-8013  
Jason Miller, Managing Principal | [jmiller@pcrellc.com](mailto:jmiller@pcrellc.com) | 516-413-1690  
Desmond Mullins, Senior Director | [dmullins@pcrellc.com](mailto: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](http://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.



# 2200 SMITHTOWN AVENUE

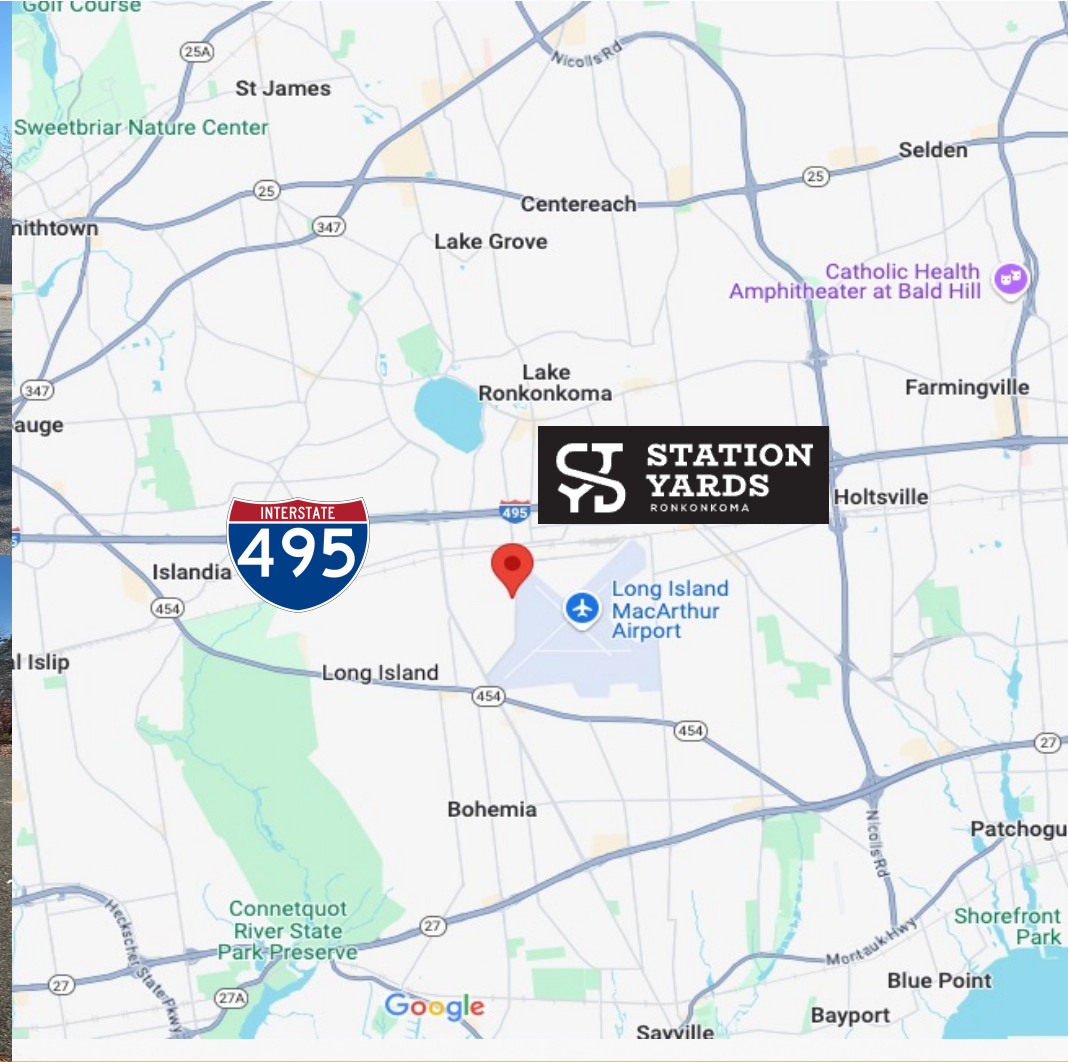
RONKONKOMA, NEW YORK

FOR SALE OR LEASE | 21,000 SF FREESTANDING INDUSTRIAL BUILDING ON 2.25 ACRES

**PREMIER**  
COMMERCIAL REAL ESTATE

*"Complex Issues – Simple Solutions"*

## LOADING, EXTERIOR, AND MAP:



## FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

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

Jason Miller, Managing Principal | [jmiller@pcrellc.com](mailto:jmiller@pcrellc.com) | 516-413-1690

Desmond Mullins, Senior Director | [dmullins@pcrellc.com](mailto: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](http://www.pcrellc.com)

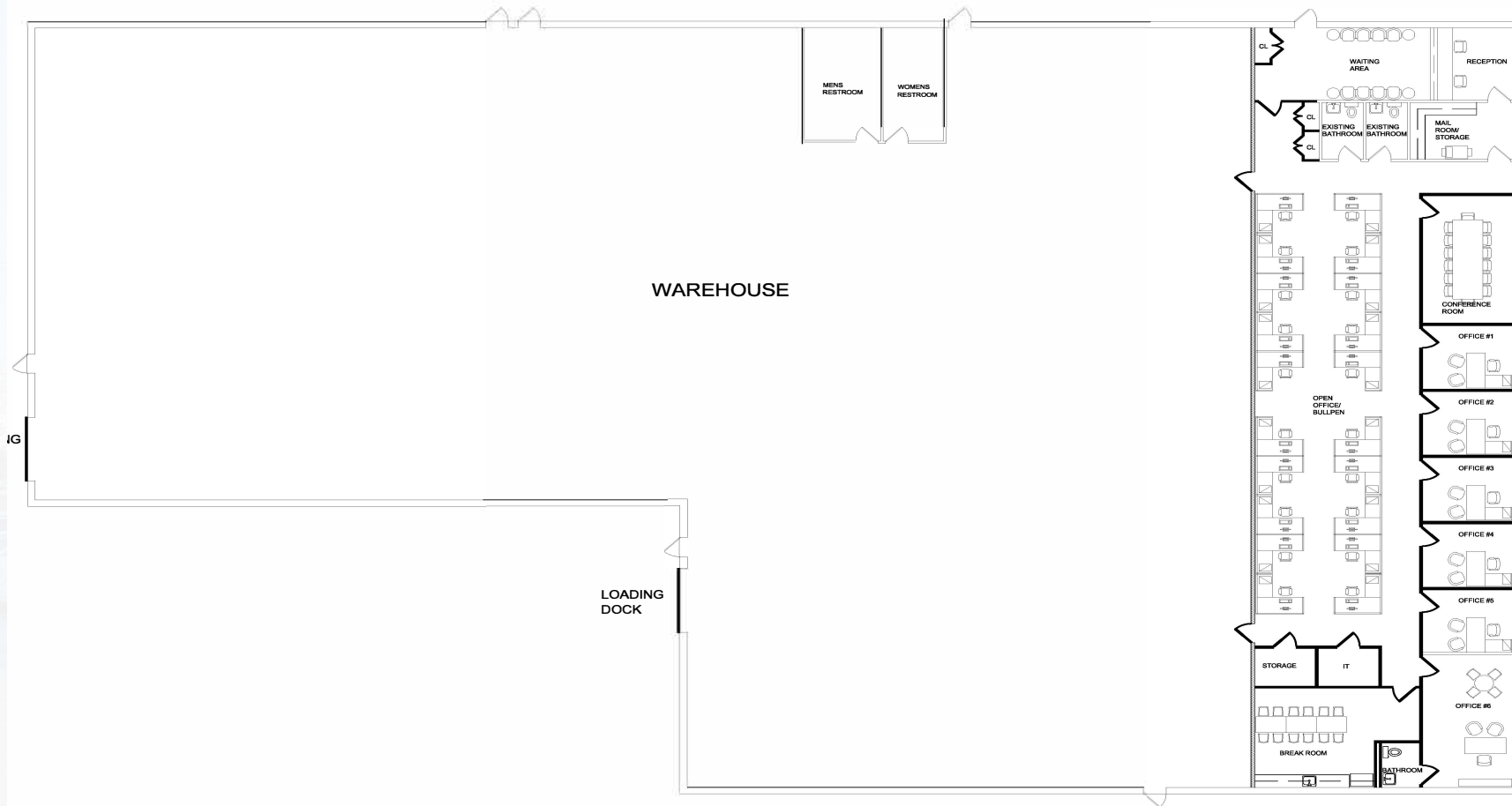
All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, or withdrawal without notice. Such information may not have been verified and no express representations are hereby made.

# 2200 SMITHTOWN AVENUE

RONKONKOMA, NEW YORK

FOR SALE OR LEASE | 21,000 SF FREESTANDING INDUSTRIAL BUILDING ON 2.25 ACRES

## CONCEPTUAL FLOOR PLAN: +/- 20% OFFICE



SMITHTOWN AVENUE

### FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

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

Jason Miller, Managing Principal | [jmiller@pcrellc.com](mailto:jmiller@pcrellc.com) | 516-413-1690

Desmond Mullins, Senior Director | [dmullins@pcrellc.com](mailto: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](http://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.