



 O'SHEA
PROPERTIES

5150 VETERANS HIGHWAY

—
MODERN INDUSTRIAL BUILDING
COMING - FALL 2025!

— HOLBROOK, NEW YORK —

MODERN INDUSTRIAL BUILDING!

Pre-leasing NOW
Occupancy – November 2025



SUITABLE TENANTS

Distribution & E-commerce Fulfillment
Light Manufacturing & Assembly
Food & Beverage Processing
Last-Mile Logistics
R&D + Tech-Driven Operations
Warehousing & Production

PREMIER LOCATION

Ideal Long Island Access: Connect to LIE (I-495) & Sunrise Hwy (NY-27)
Proximity to NYC Metro, Airports & Major Ports
Strong Workforce Availability – LI's skilled Labor Force
Thriving Business Environment & Growing!



UNITS SIZES

8 Unit Complex
4,445 to 11,923 SF

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PROPERTY HIGHLIGHTS

New Construction – Fall 2025
Loading Docks & Drive-In Bays
Energy-Efficient Systems
Pre-cast Insulated Wall Panels
3-phase 200-amp Electrical Service
Ample Parking & Truck Court Access

AN IDEAL LOCATION TO OPERATE YOUR BUSINESS



This location on Veterans Highway has premier and easy access to MacArthur Airport, Long Island Railroad (Ronkonkoma Station), & the new Ronkonkoma Hub Project.

Plus, enjoy access to nearby restaurants, shopping, grocery stores, and plenty of services.

BUILD YOUR BUSINESS HERE



FOR FURTHER INFORMATION, PLEASE CONTACT

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