

## Individual suites for lease

Fleetwood Business Park  
3275-3285 Veterans Memorial Highway  
Ronkonkoma, NY 11779



## 5-building campus-like setting fronting Veteran's Memorial Highway

- Capital improvements include parking lot, HVAC, lighting, signage, landscaping and fencing
- Excellent location directly on Veterans Memorial Hwy.
- Close proximity to MacArthur Airport, the Long Island Expressway and LIRR's Ronkonkoma station
- Convenient access to restaurants, banking, hotels and shopping



Medical build-to-suit now available



Autonomous suite entrances



Separate HVAC systems



Over 5 cars per 1,000 sf

Get more  
information

**Frank X. Pagano**

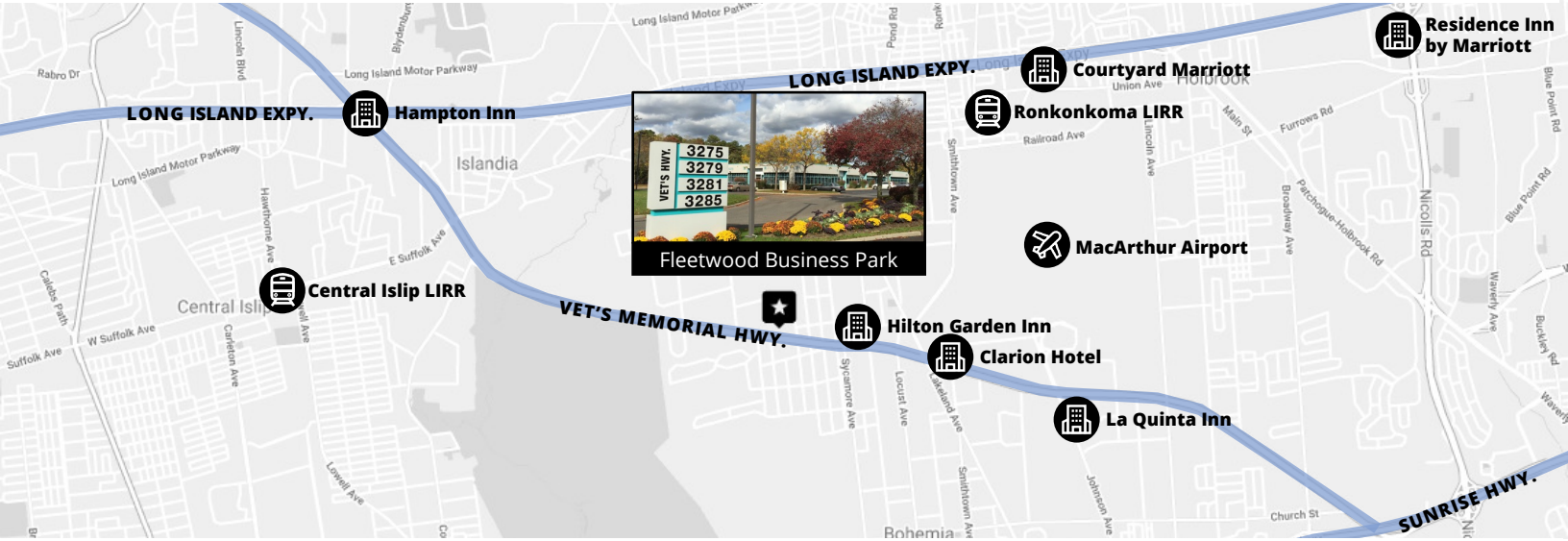
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## Available Space

### 3277 Veteran's Memorial Highway

Suite	Status	Size	Lease Rate
Build-to-suit	Available	Up to 20,000 sf (including medical)	Upon request

### 3281 Veteran's Memorial Highway

Suite	Status	Size	Lease Rate
Suite E-13	Available	2,447 sf	\$23.50 psf + utilities

### 3285 Veteran's Memorial Highway

Suite	Status	Size	Lease Rate
Suite A-14	Available	3,452 sf	\$23.50 psf + utilities
Suite A-15	Available	1,353 sf	\$23.50 psf + utilities



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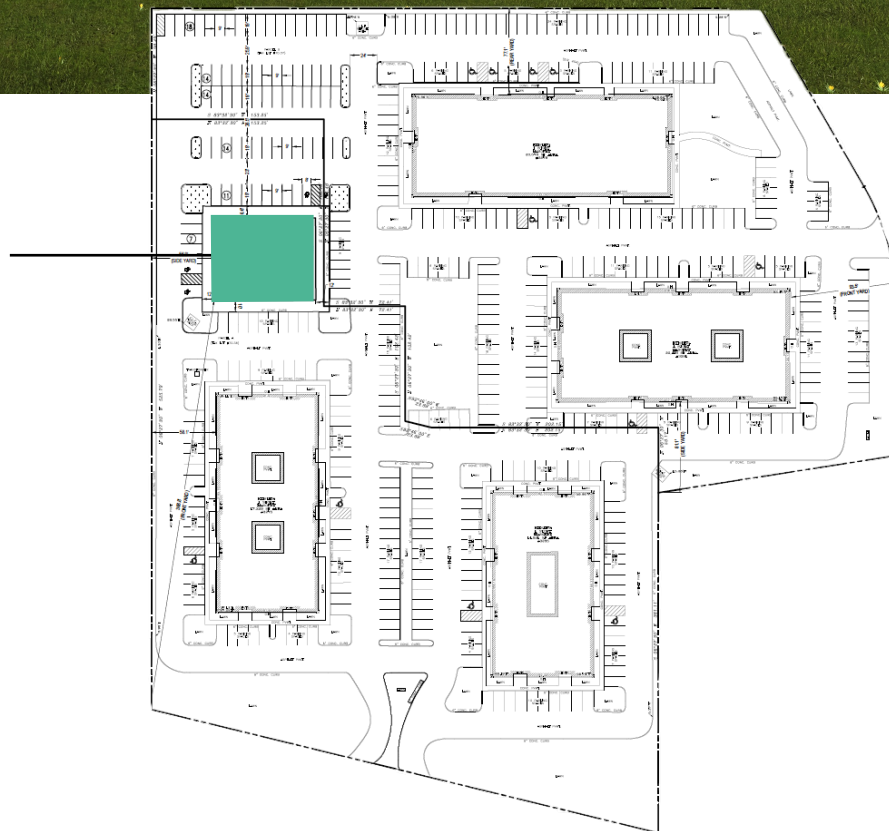
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## 3277 Veteran's Memorial Highway

Build-to-suit



**Proposed  
new building**  
Up to 20,000 sf



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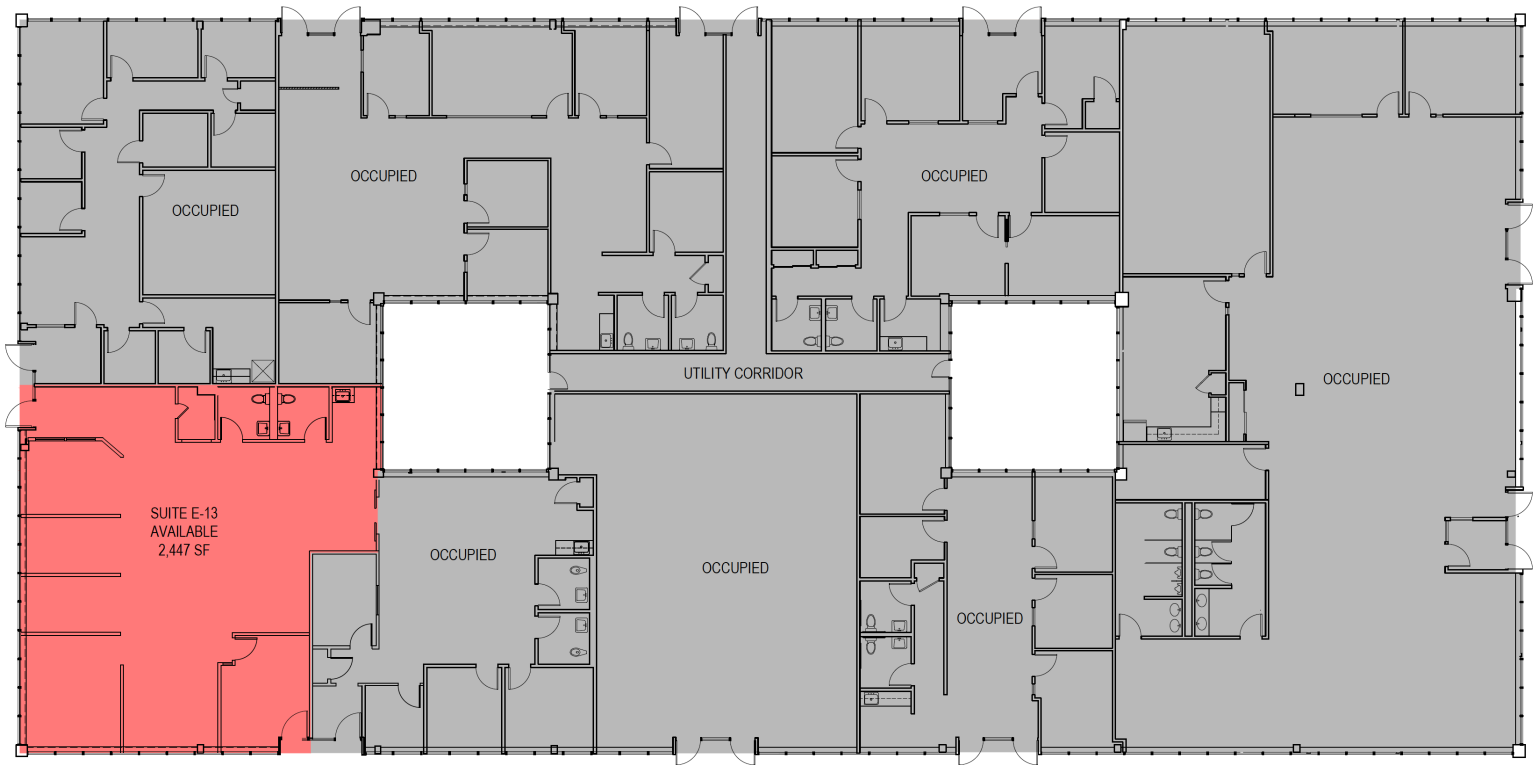
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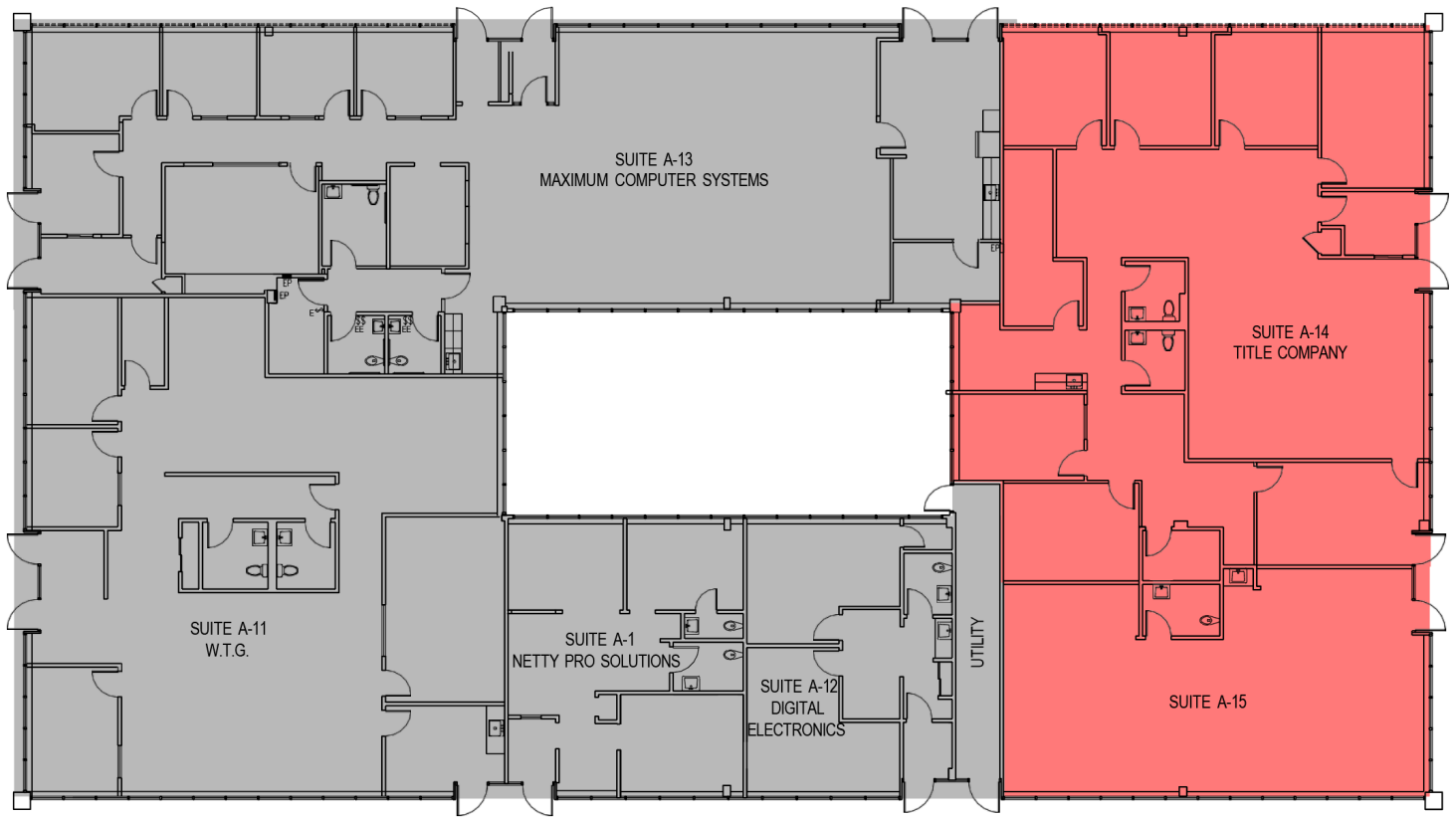
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## Aerial Map



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