



Calling All Industrial Users
FOR LEASE

PROPERTY DETAILS:

LOT SIZE:	+/- 9.74 ACRES (424,135 SF)
BUILDABLE SQ. FTG.:	UP TO +/- 121,800 SF (Two +/- 60,900 SF BUILDINGS)
PARCEL ID:	SEC: 151; BLOCK: 1; LOT: 7
ZONING:	L-1 INDUSTRIAL
CEILING HT:	+/- 30' CLEAR
USE:	WAREHOUSING, DISTRIBUTION, ETC.
AVAILABLE:	THIRD QUARTER, 2023

PRICE UPON REQUEST

DEVELOPMENT SITE
IDEAL CORPORATE HEADQUARTERS

- THIS SITE ALLOWS FOR AN ARRAY OF USES INCLUDING WAREHOUSING, MANUFACTURING, DISTRIBUTION, OFFICE, R&D, ETC.
- REAL ESTATE TAX ABATEMENT MAY BE AVAILABLE FOR QUALIFIED USER (TOWN OF ISLIP / SUFFOLK COUNTY IDA)
- GREAT FRONTAGE
- CLOSE PROXIMITY TO VETERANS MEMORIAL HWY., SUNRISE HWY., LI MAC ARTHUR AIRPORT AND RONKONKOMA LIRR STATION
- EASY ACCESS TO ALL MAJOR HIGHWAYS
- SITE PLAN / SURVEY ATTACHED

For further information or to arrange an inspection, please contact exclusive broker(s):

ALBERTO FIORINI
Managing Principal
(631) 392-0784 Ext. 102
(516) 652-7159 Cell
afiorini@alliancerealestate.info

44 W. Jefryn Blvd, Suite M
Deer Park, NY 11729
P: 631-392-0784
F: 631-392-0785
www.alliancerealestate.info





For further information or to arrange an inspection, please contact exclusive broker(s):

ALBERTO FIORINI
Managing Principal
(631) 392-0784 Ext. 102
(516) 652-7159 Cell
afiorini@alliancerealestate.info

