

# 1

## ROEBLING COURT

RONKONKOMA, NEW YORK

7,000 SF AVAILABLE FOR LEASE  
IDEAL FOR GYM AND OTHER ACTIVITY USES



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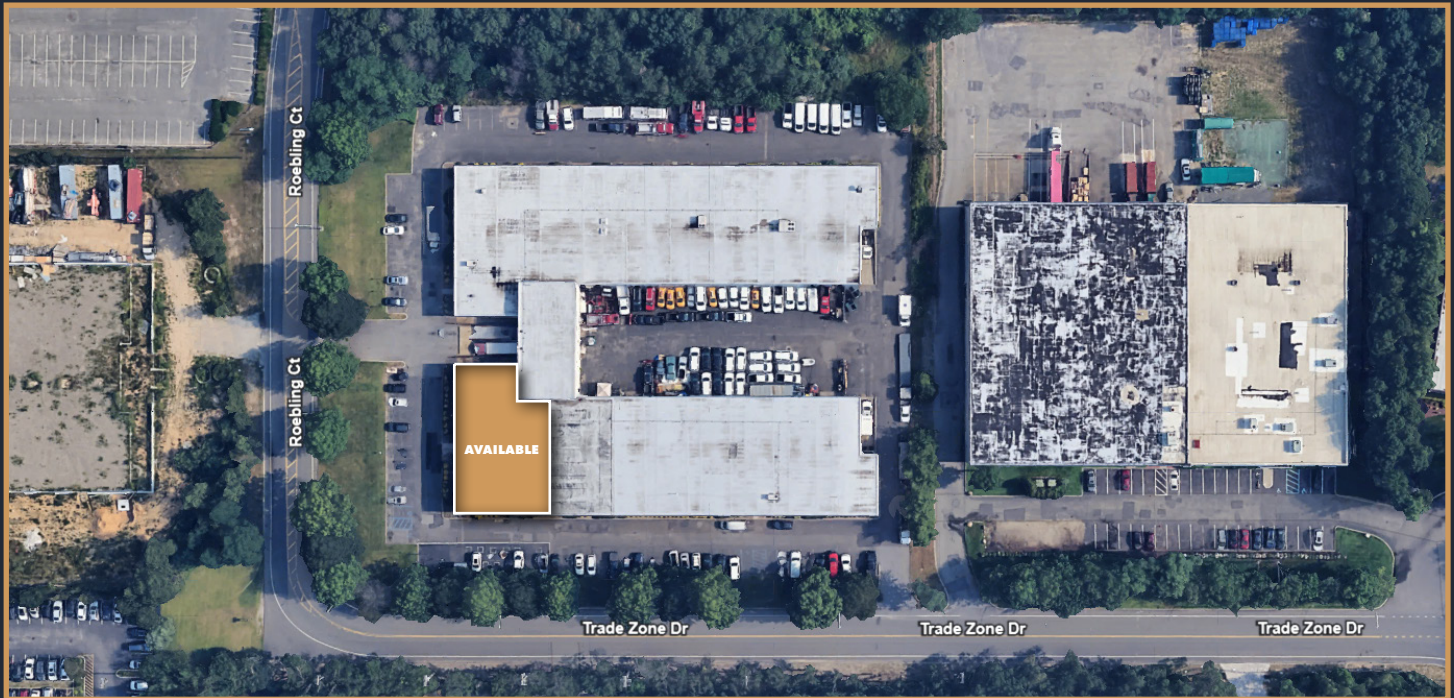
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# 7,000 SQUARE FEET AVAILABLE FOR LEASE

Office:	Minimal	Power:	Ample
Loading:	1 double door	Heat:	Gas
Ceiling Height:	16' clear	Lease Price:	Pending Tenant Work Letter



## FOREIGN TRADE ZONE #52

Foreign Trade Zone (FTZ) #52, located in Ronkonkoma, New York, adjacent to Islip MacArthur Airport, is a designated area where businesses can import goods without paying customs duties until the merchandise enters U.S. commerce. Operated by the Islip Foreign-Trade Zone Authority, this FTZ offers benefits such as duty deferral, elimination, and reduction, as well as streamlined customs procedures, to enhance global competitiveness for companies engaged in activities like warehousing, repackaging, and manufacturing.

For more information regarding the benefits and qualifications of being located within a **Foreign Trade Zone**, please **visit the link below:**

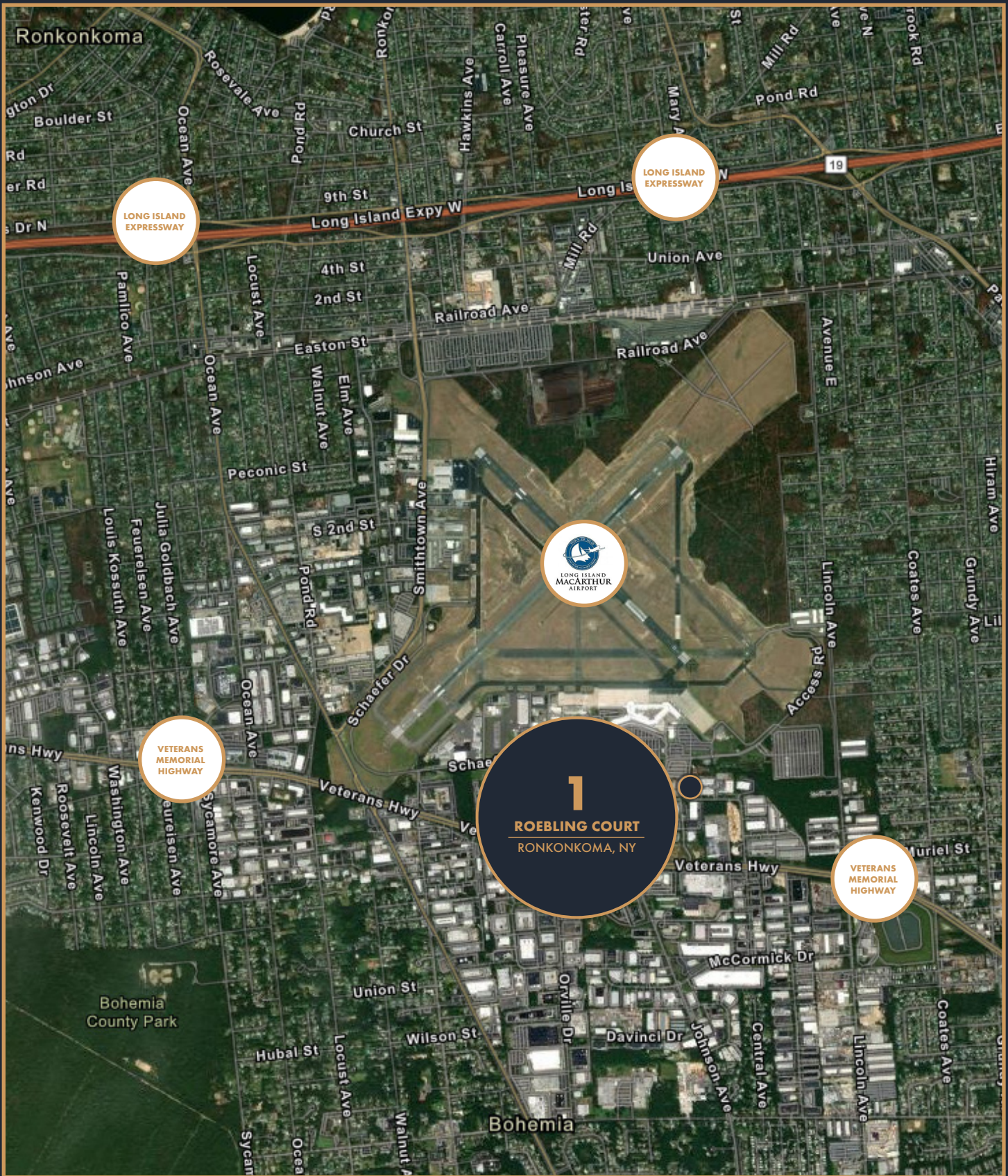
**Foreign Trade Zone (FTZ) #52**



No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI, Inc.

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