

# For Lease

## 5,000 SF | \$18.00 SF/yr Industrial Space



## 2079 9th Ave

Ronkonkoma, New York 11779

### Property Highlights

- 5,000 SF
- L-1 Industrial Space
- 1 Drive In
- Beautifully built offices
- 2 Office Restrooms ( 1 with shower) and 1 Shop Restroom
- Kitchen

### Property Overview

This 5,000 SF front facing end cap unit has well appointed offices and a heated warehouse. Ample parking ensures convenience for both tenants and clients.

### Offering Summary

Lease Rate:	\$18.00 SF/yr (MG)
Building Size:	20,580 SF
Available SF:	5,000 SF
Lot Size:	59,242 SF

Demographics	1 Mile	3 Miles	1 Mile
Total Households	2,286	21,404	2,286
Total Population	6,508	66,309	6,508
Average HH Income	\$146,314	\$152,342	\$146,314

### For More Information

**Michael Corsello**

O: 631 761 9627  
mcorsello@nailongisland.com



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### Property Description

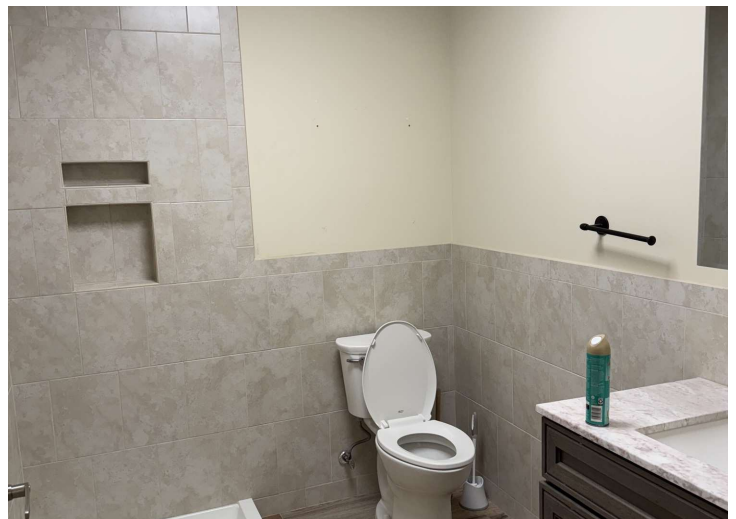
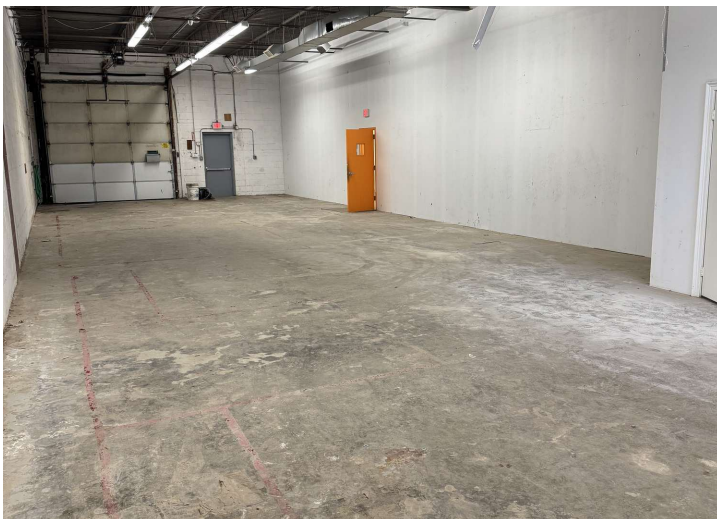
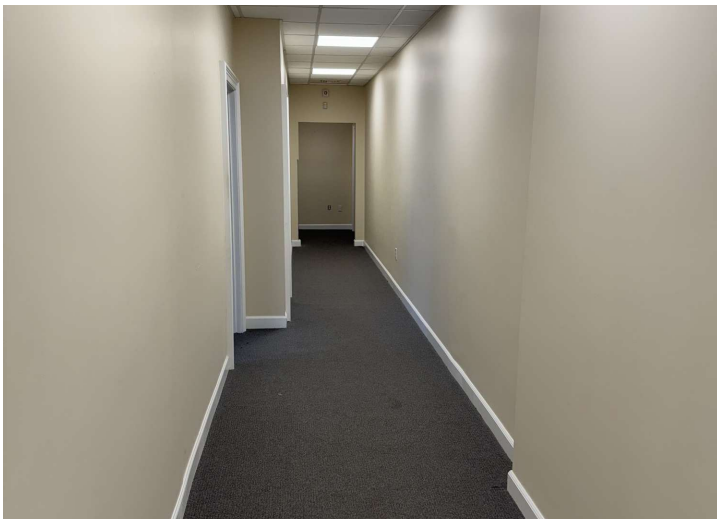
This 5,000 SF front-facing end cap unit offers a seamless blend of office and industrial space. The well-appointed offices, kitchen, and three restrooms—including one with a shower—provide comfort and convenience. The heated warehouse, one drive-in door, and ample parking make this L-1 industrial space an ideal fit for a variety of business needs.

### Location Description

Located in the heart of vibrant Ronkonkoma industrial center, this commercial property is surrounded by a dynamic mix of amenities. With easy access to Veterans Memorial Hwy (NY Route 454), Long Island Expressway (I-495) and Sunrise Hwy (NY Route 27), Long Island MacArthur Airport, and the Long Island Rail Road, the area offers unparalleled connectivity for business professionals.



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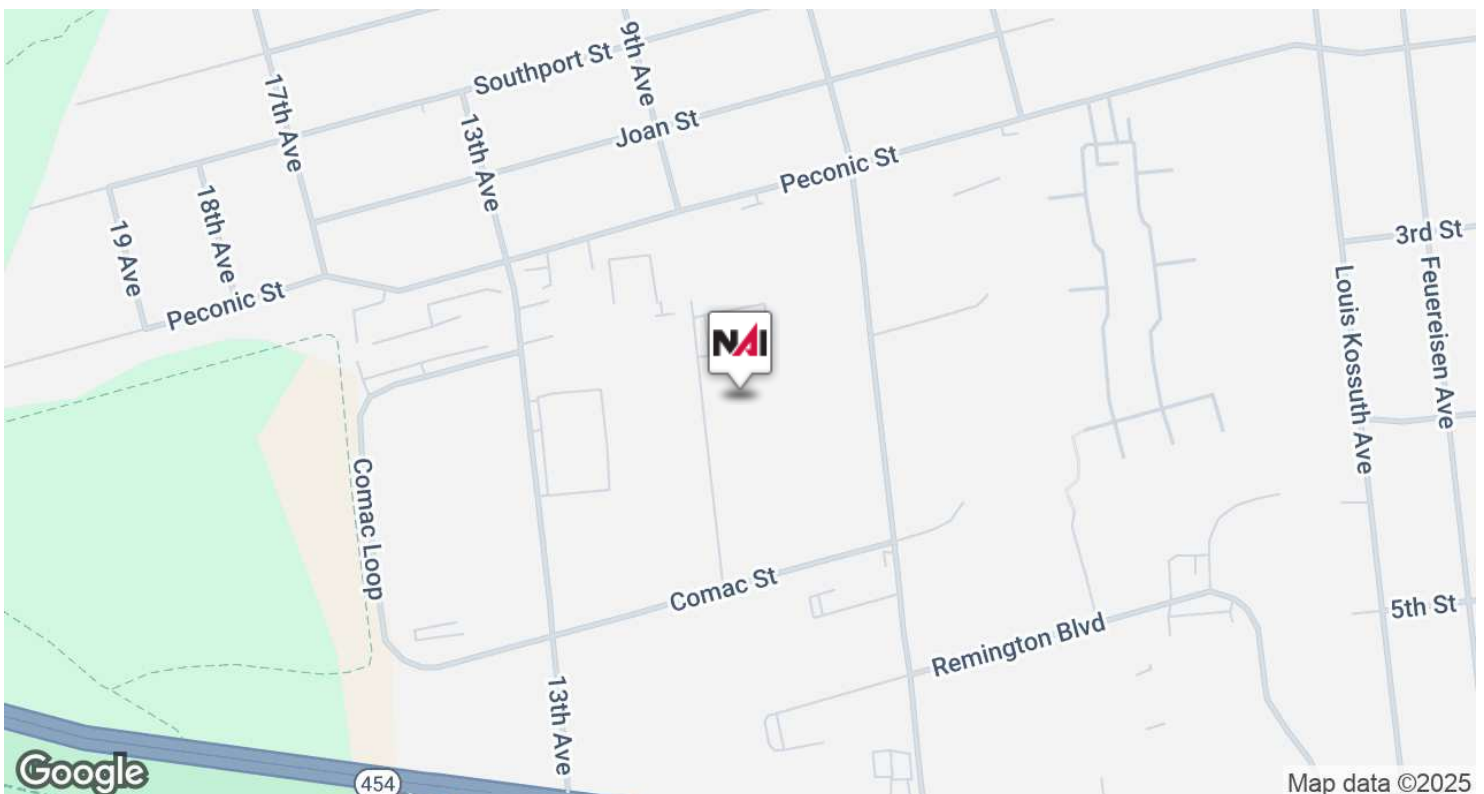
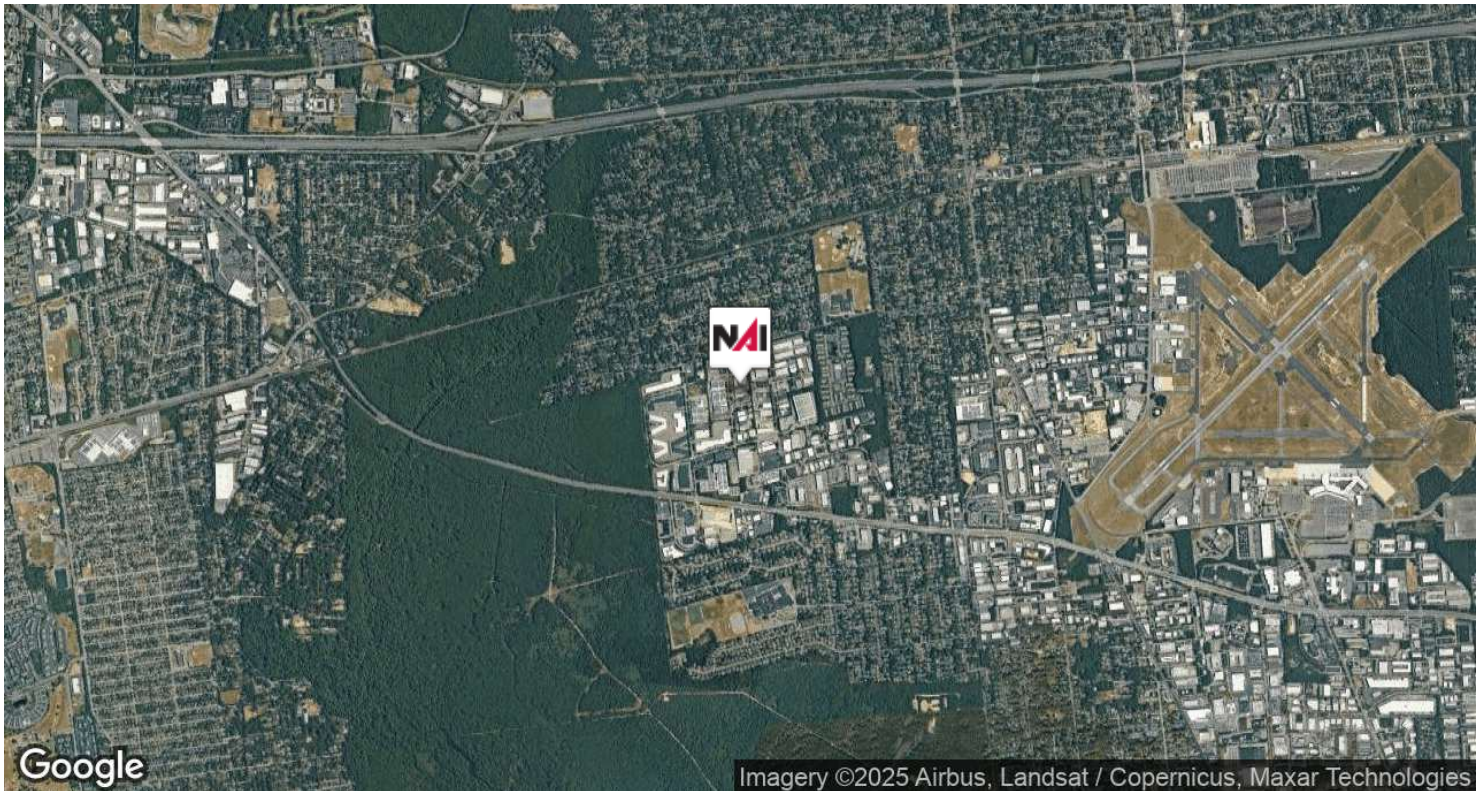
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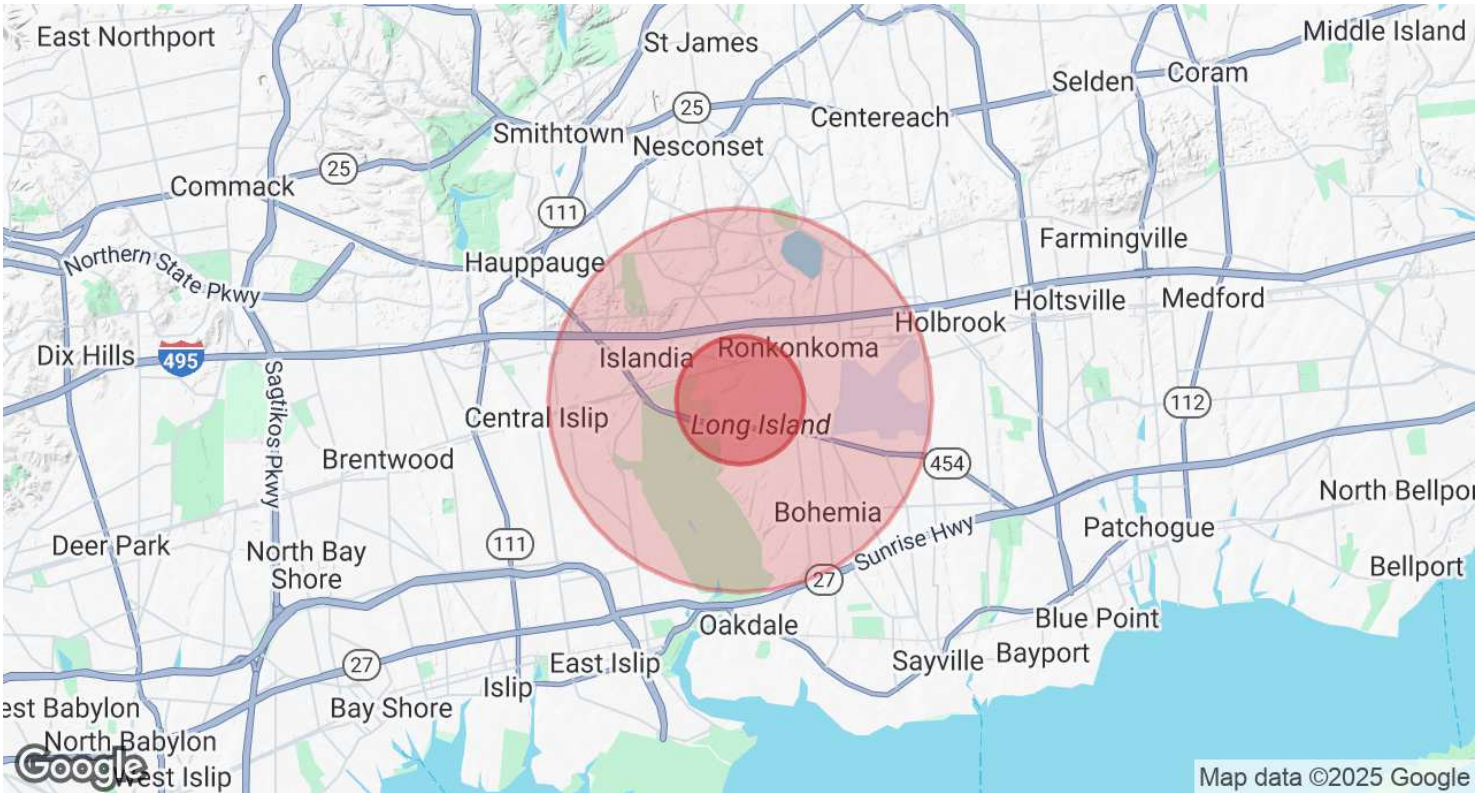


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Population	1 Mile	3 Miles	1 Mile
Total Population	6,508	66,309	6,508
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

Households & Income	1 Mile	3 Miles	1 Mile
Total Households	2,286	21,404	2,286
# of Persons per HH	2.8	3.1	2.8
Average HH Income	\$146,314	\$152,342	\$146,314
Average House Value	\$508,101	\$522,281	\$508,101

Demographics data derived from AlphaMap





### Michael Corsello

#### Director

[mcorsello@nailongisland.com](mailto:mcorsello@nailongisland.com)

Direct: 631.761.9627 | Cell: 516.840.4448

### Professional Background

Michael Corsello is a licensed commercial investment and real estate certified specialist (CIREC), who is primarily focused on industrial and retail properties throughout Long Island and the New York tristate market.

Prior to joining NAI Long Island, Michael was President and CEO of Nash Lumber, a building material importer and wholesale distributor. The experience he gained while owning and operating his company for 30+ years gives him a unique understanding of complex commercial real estate transactions and how a company's real estate effects a businesses' bottom line.

Michael's operational expertise provides his clients with an important advantage, whether they are owners, tenants, buyers, or sellers. His keen understanding of each party's business perspective allows for the highest quality representation for those he advises. This results in enhancing his client's business operation and their company's profitability.

Michael's experience owning, developing, and managing his own industrial properties, allows him to combine and leverage his considerable real estate market knowledge with his business experience to deliver the highest outcomes for his clients. Throughout Long Island industrial property owners and investors rely on Michael as a trusted and proven partner. His team includes office and land use specialists, with expertise in commercial office leasing, land acquisition, and development.

In the retail area of Michael's practice, his success with national and regional franchise brands has proven invaluable in navigating the considerable challenges retailers experience when entering the complicated Long Island market. Clients such as Riko's Pizza, Ford's Garage, and Buffalo Wild Wings Express rely on Michael's guidance to identify ideal locations and to successfully negotiate the very best leases terms. When representing retail landlords, he has secured the highest quality tenants who not only leased space but strengthened the property's income and value.

Michael is an avid skier who routinely tackles some of the most challenging mountains throughout the U.S. and Canada. To satisfy his unending curiosity, he enjoys hiking and exploring tough terrain in the US and beyond. He enjoys travelling, especially to northern Norway where his son is at the forefront of the aquaculture industry. When on Long Island, an occasional golf game is always a welcome distraction. A native Long Islander, Michael earned degrees in both business and engineering from Syracuse University and SUNY College of Environmental Science and Forestry.

### Education

Bachelor of Science in Engineering, Syracuse University

Bachelor of Science in Engineering, SUNY Environmental Science and Forestry

### Memberships

Commercial Industrial Brokers Society of Long Island (CIBS)

NAI Long Island  
1601 Veterans Memorial Highway Suite 420  
Islandia, NY 11749  
631.232.4400