



4333 VETERANS HIGHWAY

Ronkonkoma

New York

**Contact us for full Marketing
Brochure**

AVAILABLE

145,000 SF



Licensed Broker

James Dunn

Phone: 516-729-0079

Email: James@atlanticproperty.com

Licensed Real Estate Agent

Trevor Dunn

Phone: 631-834-2800

Email: Trevor@atlanticproperty.com

ATLANTIC



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PROPERTY DETAILS

- **Total Building Size: 145,000 SF (Divisible)**
- **Office Area: ±8,000 SF (Existing Build-Out)**
- **Lot Size: ±10 Acres**
- **Ceiling Height: 18'-22'**
- **Loading: 8 Docks | 2 Drive-In Doors**
- **Parking: ±500 Cars**
- **Power: Heavy**
- **Sprinklers: Yes (Wet)**
- **Heat: Gas**
- **Zoning: Industrial**
- **Lease Rate: Upon Request**

LOCATION HIGHLIGHTS

- **Prime frontage along Veterans Memorial Highway**
- **Minutes to LIE & Sunrise Highway**
- **Adjacent to Long Island MacArthur Airport**
- **Surrounded by national industrial users (FedEx, UPS, Amazon)**
- **Strong labor pool and infrastructure access**

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