

For Sale | Industrial Condo

710-2 Union Parkway, Ronkonkoma, NY 11779

Price Reduced



Unit Size:	4,600 sf ±	• Ideal for R&D / Lab
Offices:	2,622 sf ±	• CO'd for 57% office
Ceiling Height:	18' ±	• Just off LIE Exit 59
Heat:	Gas	• Full A/C
Power:	± 200 Amps	• New LED Lighting / HVAC
		• 3 Bathrooms

Sale Price: ~~\$1,150,000.00~~ **\$1,100,000.00 (\$239.00 psf)**

Approx. Taxes: \$11,298.94 / year ±

CAM: \$498.56 / month

METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ info@metrorealtyservices.com

www.metrorealtyservices.com

Exclusive Agent:

Jeremy D. Hackett

Licensed Real Estate Broker

Managing Partner

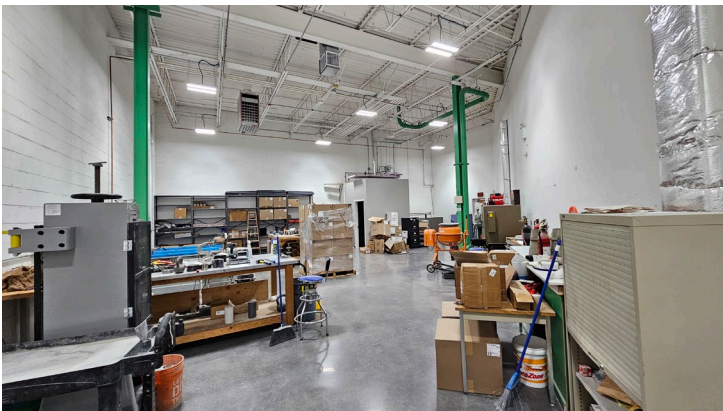
Cell: [\(516\) 456-0108](tel:5164560108)

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All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

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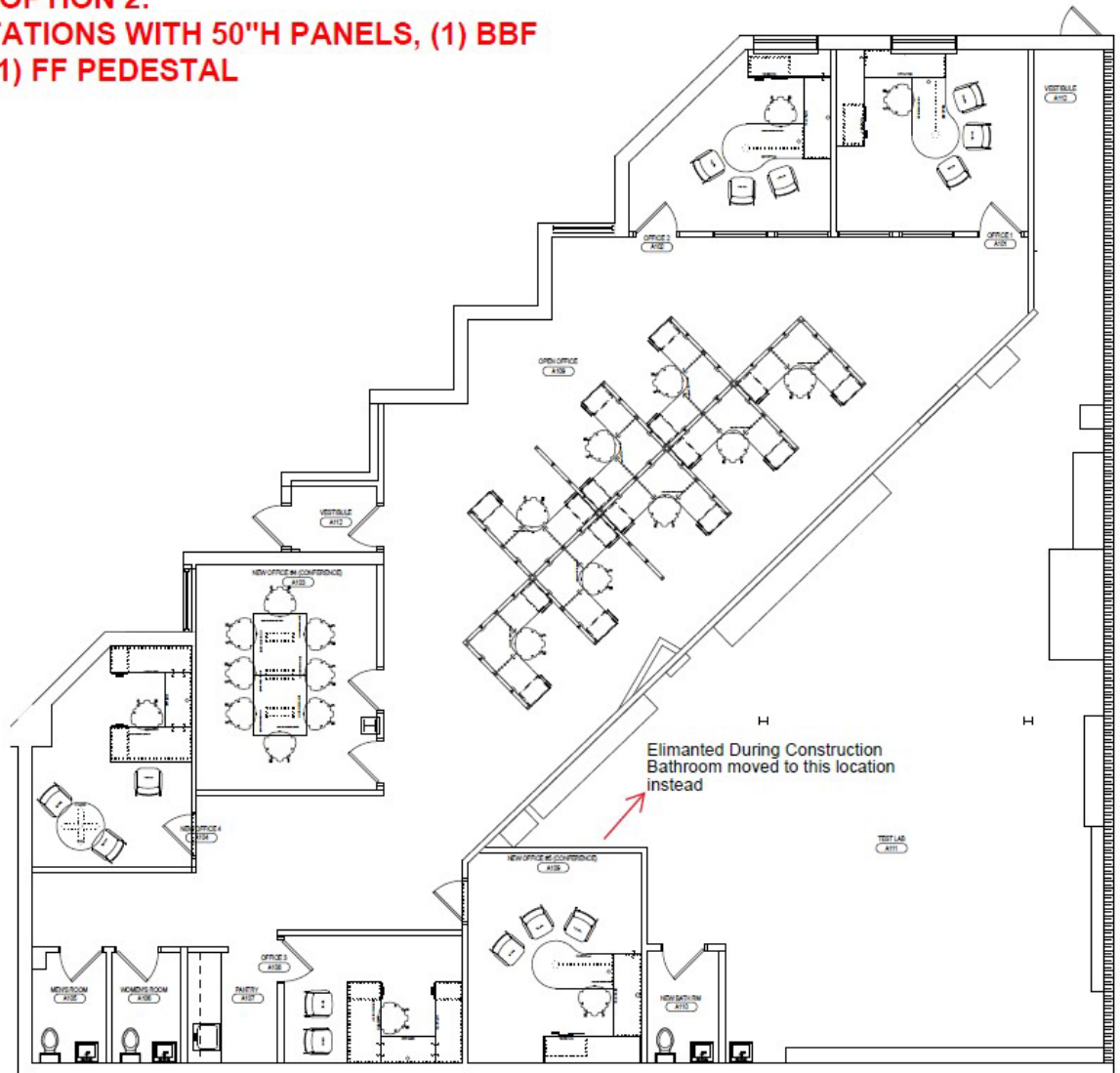
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WORKSTATIONS OPTION 2:
(8) 6'-6" X 6'-6" STATIONS WITH 50"H PANELS, (1) BBF
PEDESTAL AND (1) FF PEDESTAL



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