

For Sale | Industrial Condo

710-2 Union Parkway, Ronkonkoma, NY 11779



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 (\$250.00 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

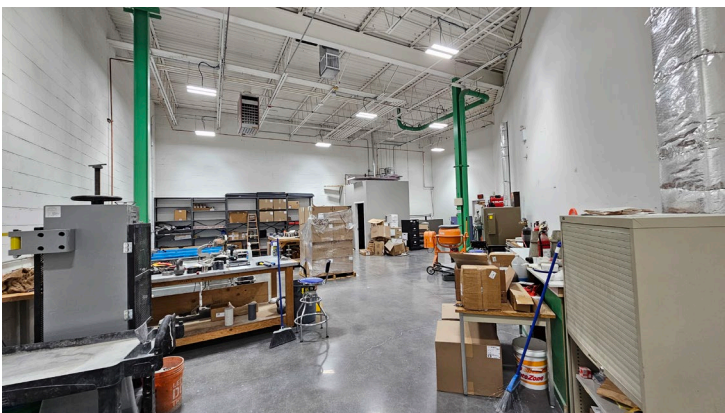
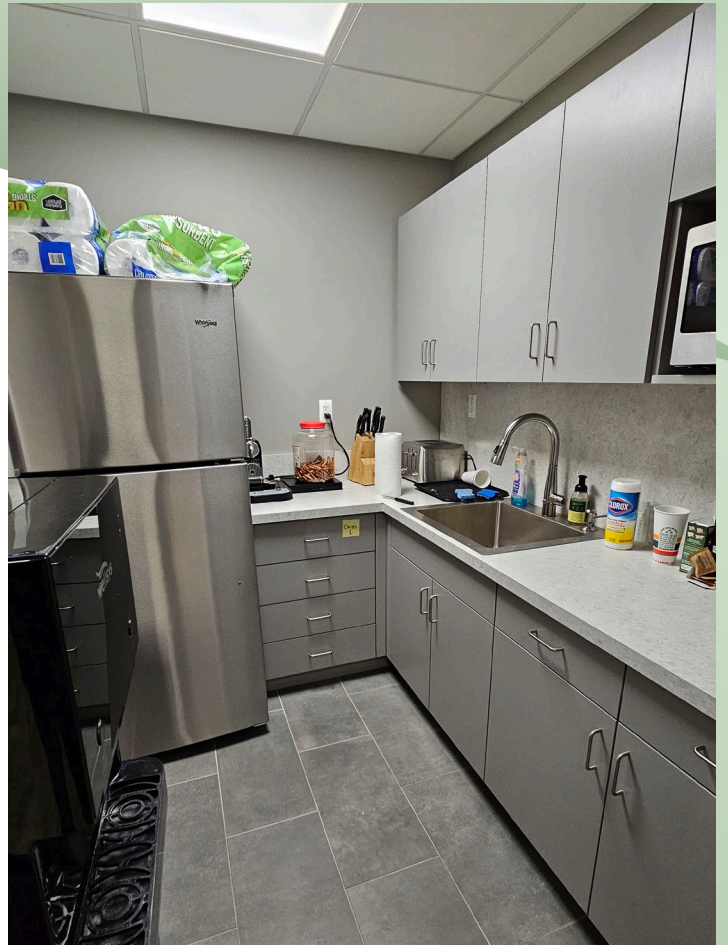
Managing Partner

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

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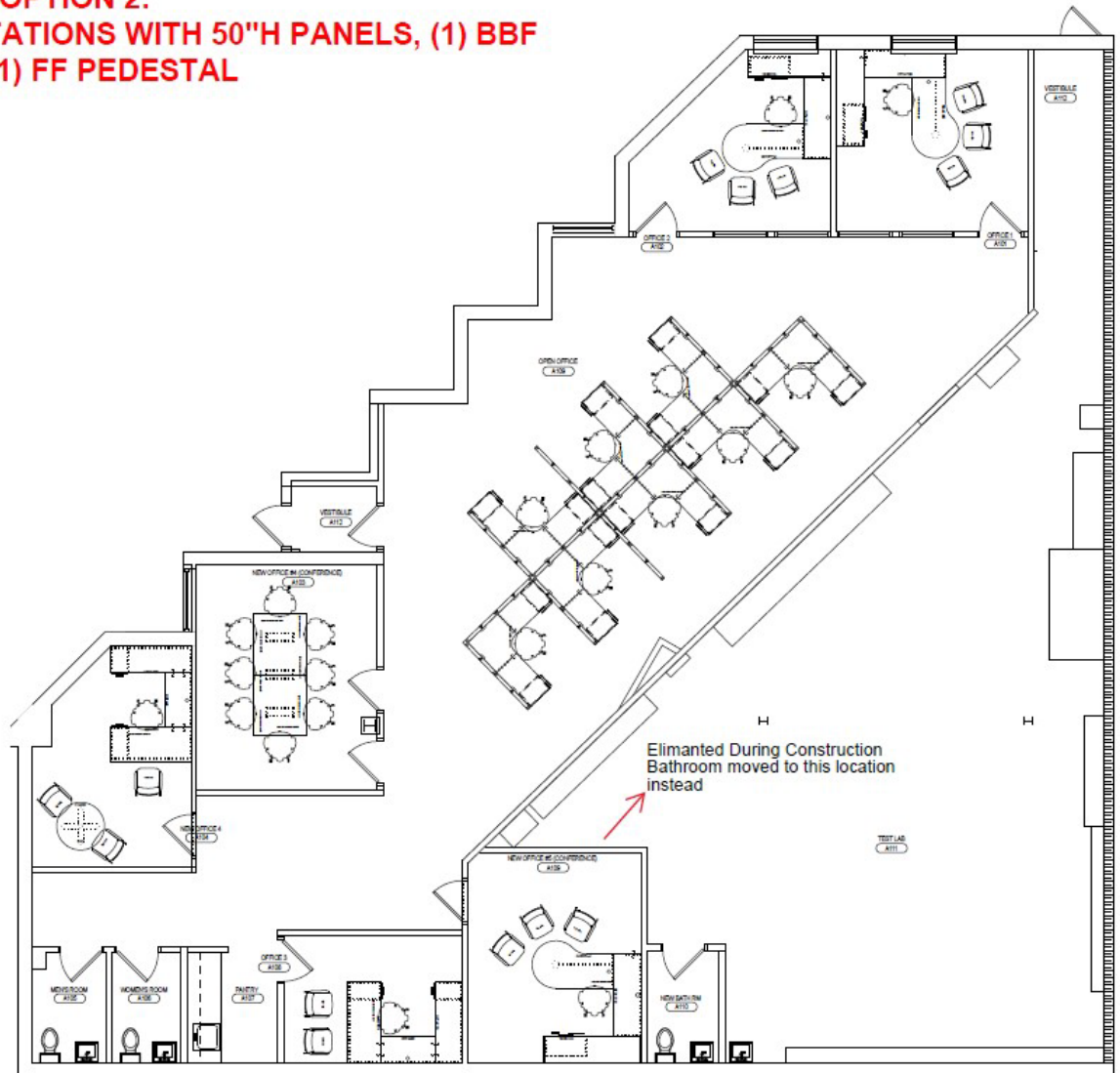
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**WORKSTATIONS OPTION 2:
(8) 6'-6" X 6'-6" STATIONS WITH 50" H PANELS, (1) BBF
PEDESTAL AND (1) FF PEDESTAL**



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