

A CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** EXCLUSIVE LISTING

# 2150 5<sup>TH</sup> AVENUE

RONKONKOMA, NEW YORK

40,000 SF INDUSTRIAL WAREHOUSE FACILITY | AVAILABLE Q1 2026 FOR LEASE

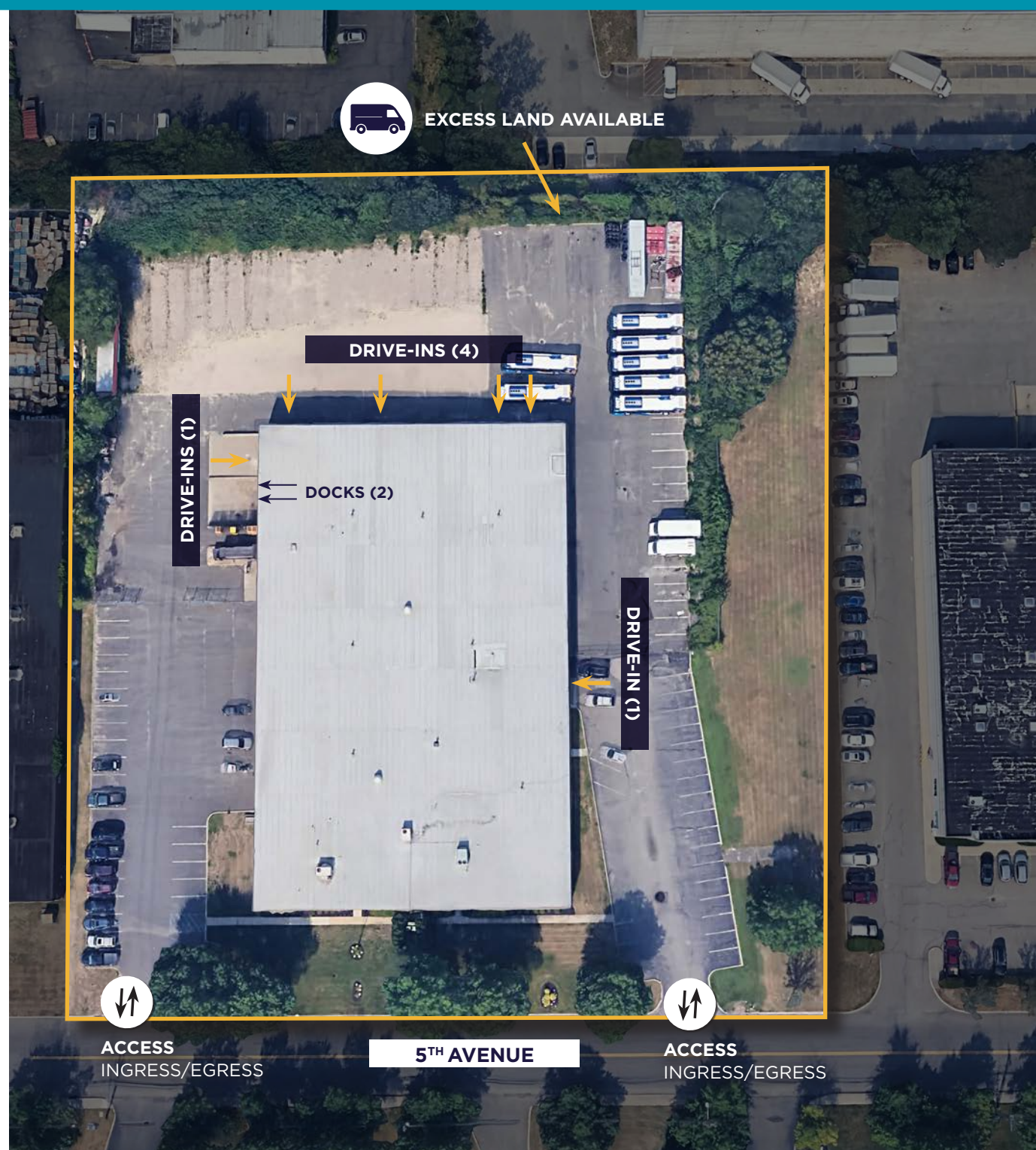


# PROPERTY OVERVIEW

<b>BUILDING SIZE:</b>	±40,000 SF
<b>DIVISIONS:</b>	Potential (See Floor plan)
<b>OFFICE SPACE:</b>	±6,556 SF
<b>PLOT SIZE:</b>	±3.55 AC
<b>BUILDING COVERAGE:</b>	25%
<b>CEILING HEIGHT:</b>	18' Clear
<b>LOADING DOCKS:</b>	2 Docks
<b>DRIVE-INS:</b>	6 Drive-Ins
<b>CAR PARKING:</b>	86 Spaces (Expandable)
<b>POWER:</b>	1,200 Amps
<b>HEAT:</b>	Gas
<b>OCCUPANCY:</b>	Q1 2026
<b>REAL ESTATE TAXES:</b>	\$100,580.36 (\$2.51 PSF)
<b>LEASE PRICE:</b>	Upon Proposal

## PROPERTY HIGHLIGHTS

- Additional land available
- Situated in a planned industrial park
- Immediate access to the Long Island Expressway





LONG ISLAND INNOVATION PARK (HAUPPAUGE)

EXIT 54

LONG ISLAND EXPRESSWAY

EXIT 57



VETERANS HIGHWAY



Raymour & Flanigan  
FURNITURE | MATTRESSES



LONG ISLAND MACARTHUR AIRPORT (ISP)



# LOCATION OVERVIEW



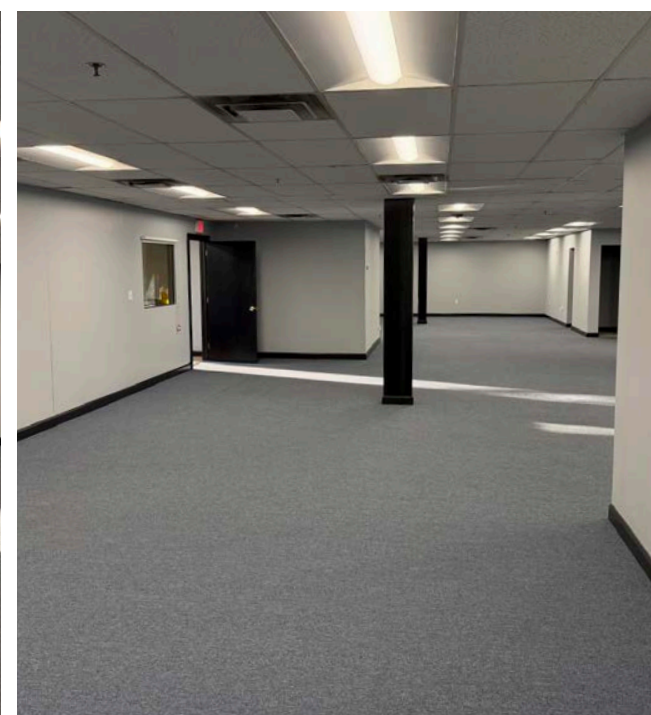
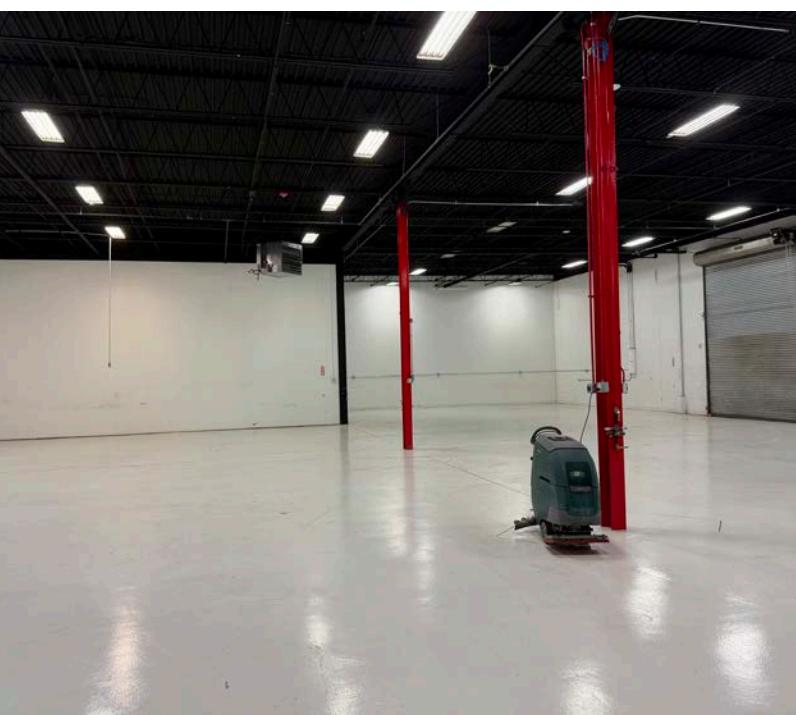
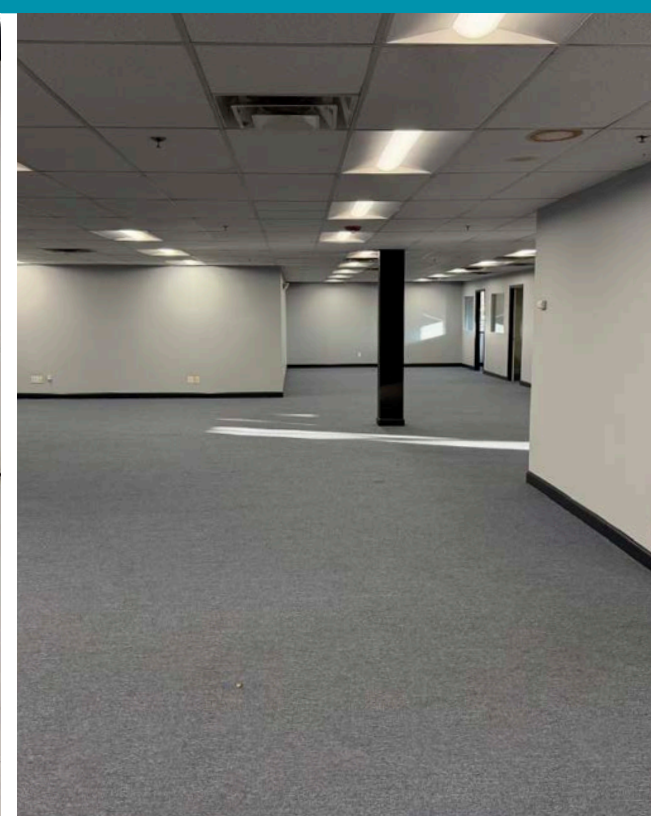
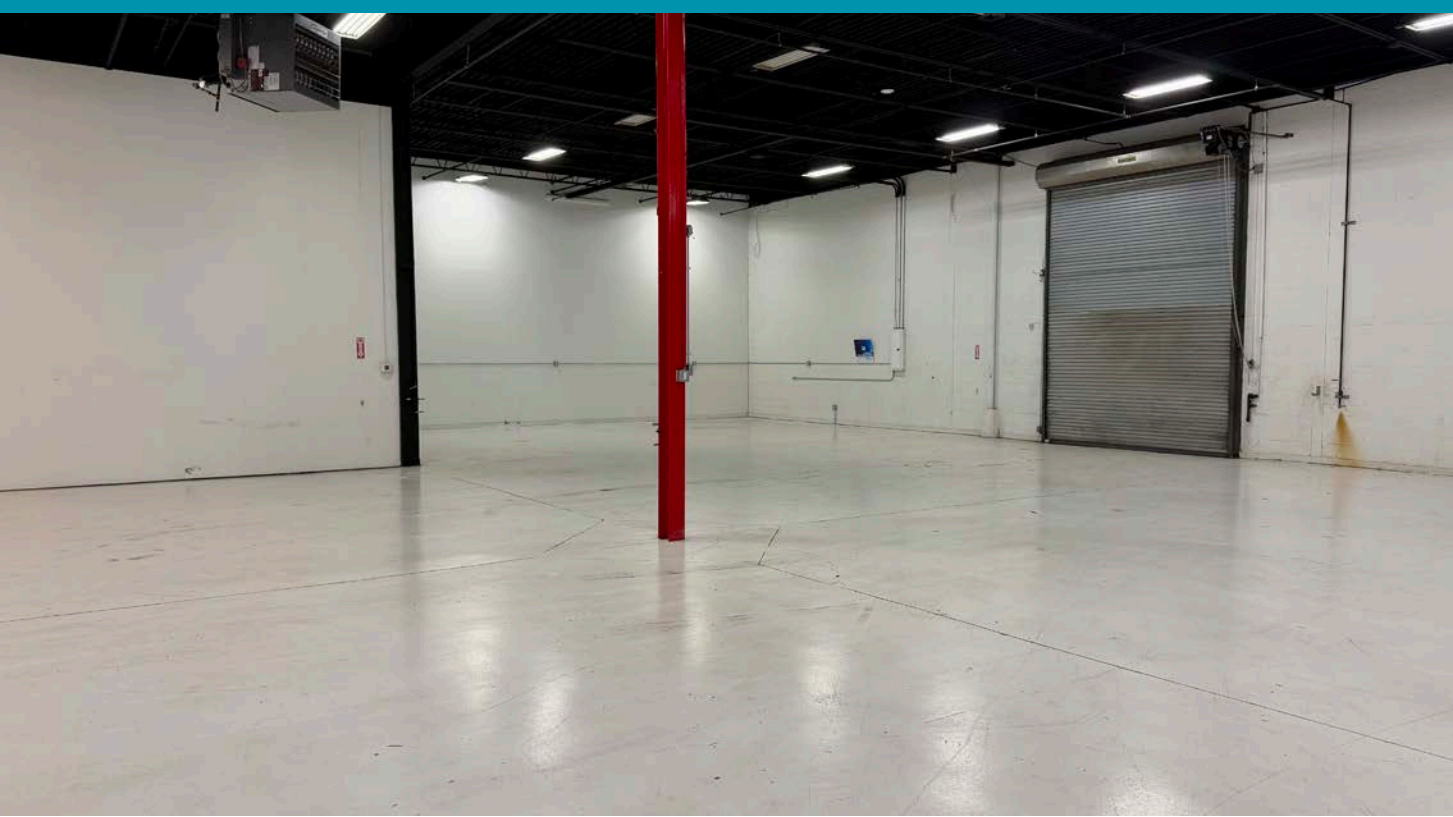
NASSAU COUNTY | 16 MILES



HAMPTONS | 27 MILES

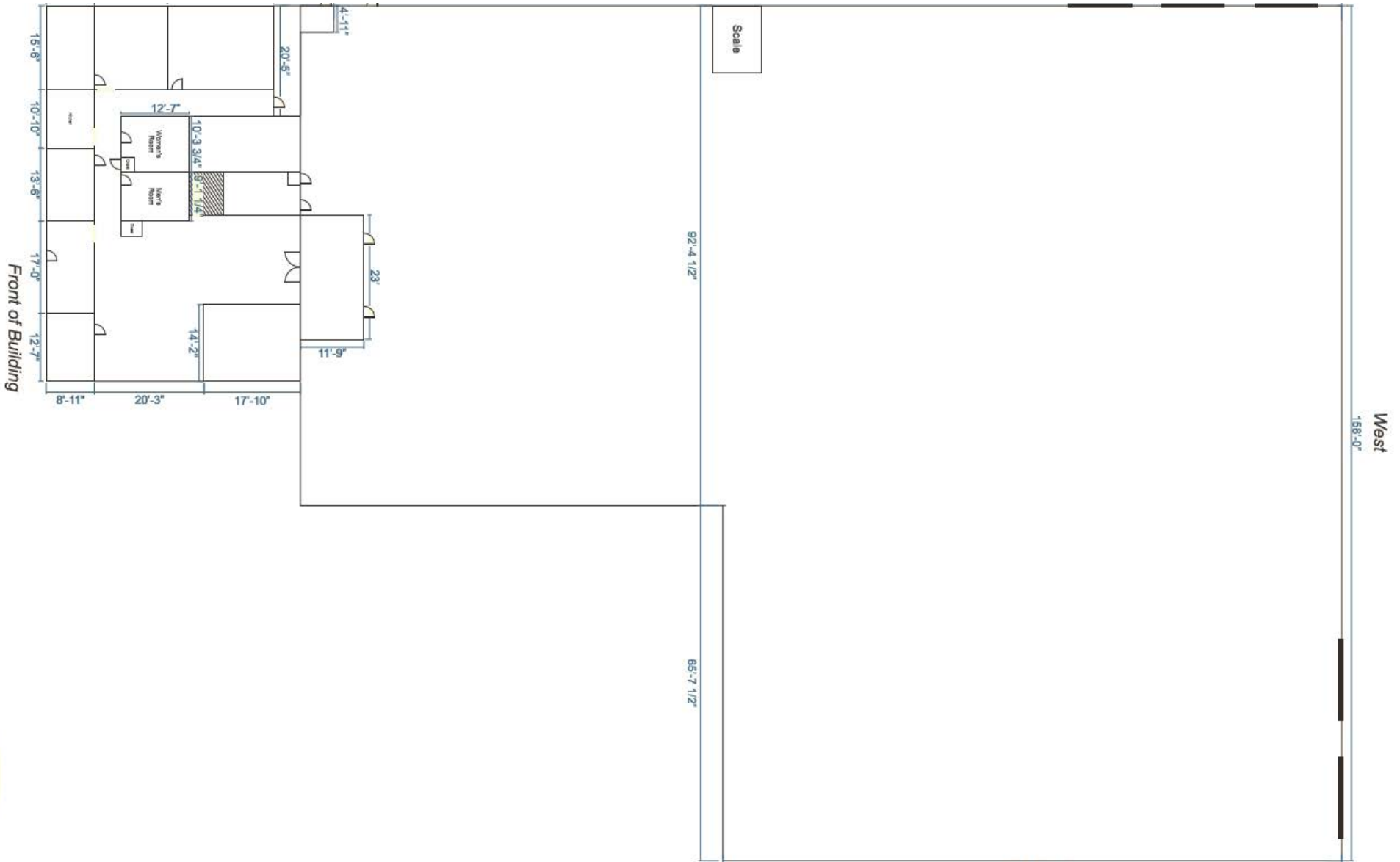


NYC | 34 MILES



# FLOOR PLAN

28,000 SF INCLUDES 3,381 SF OFFICE







# INDUSTRIAL WAREHOUSE FACILITY FOR LEASE

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RONKONKOMA, NY



FOR MORE INFORMATION,  
**CONTACT:**

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