

Fleetwood Business Park

3275-3285 Veterans Memorial Highway
Ronkonkoma, NY



AVISON
YOUNG

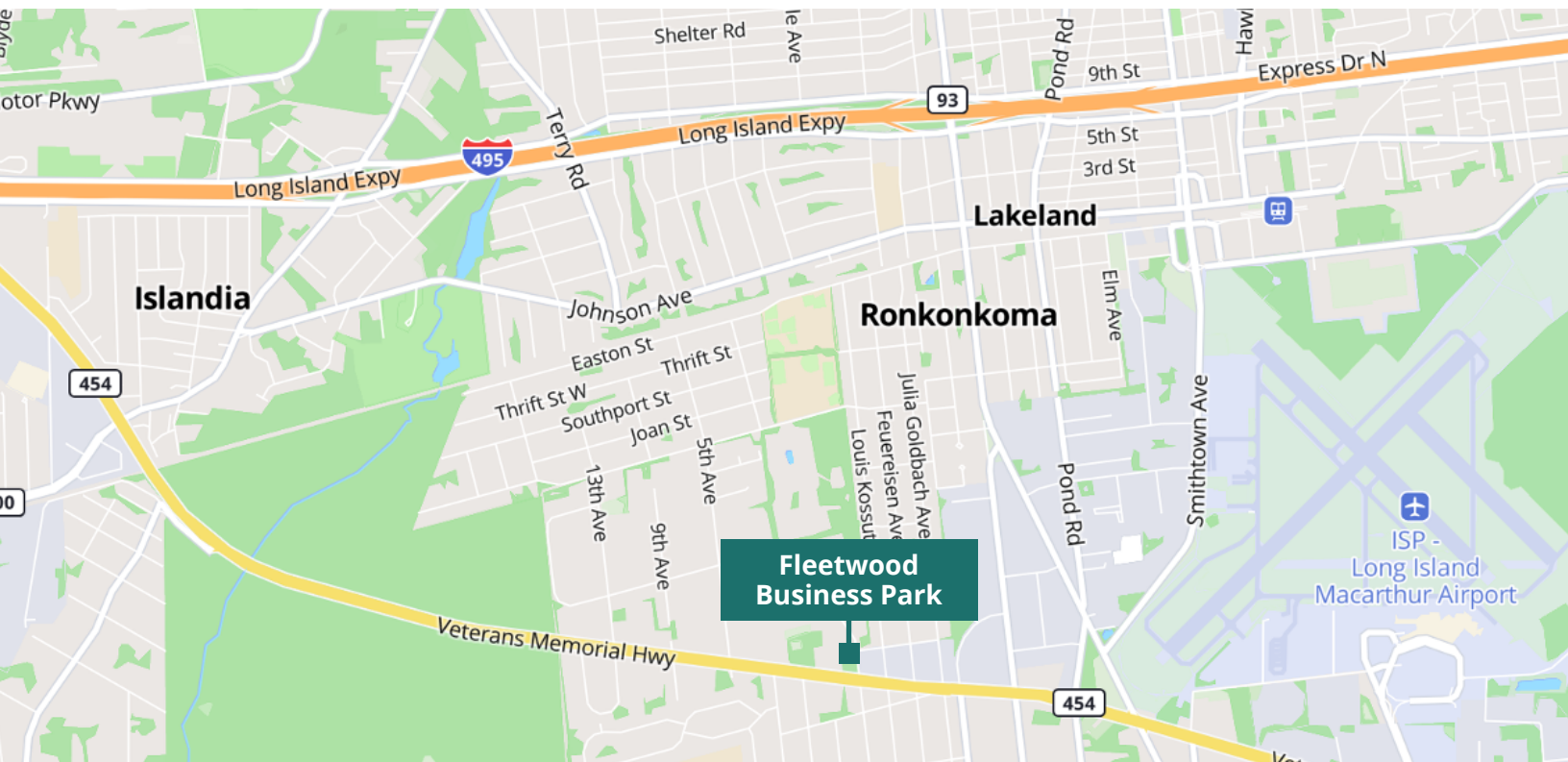
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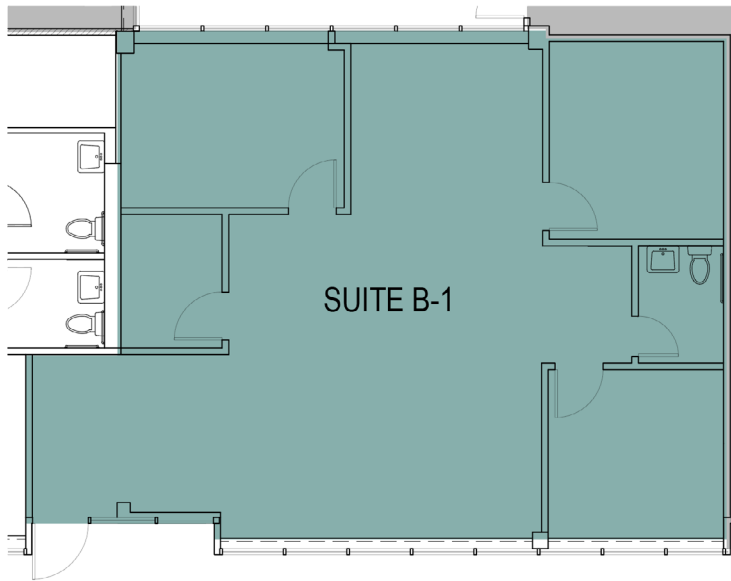
Situated along highly-trafficked Veterans Memorial Highway, Fleetwood's 5-building business park offers a professional setting in a prime, accessible location. Recent capital improvements, direct highway frontage, and close proximity to transit, retail, and amenities make it an appealing choice for a wide range of business needs.

Property Highlights

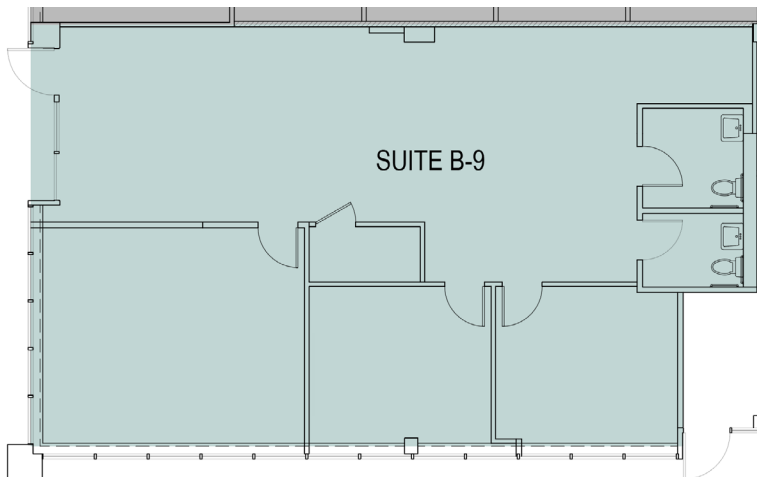
- Various capital improvements including parking lot, HVAC, lighting, signage, landscaping and fencing
- Autonomous suite entrances
- Separate HVAC systems
- Over 5 cars per 1,000 sf
- Excellent location directly on highly-trafficked Veterans Memorial Highway
- Close proximity to nearby transit including MacArthur Airport, the Long Island Expressway and LIRR's Ronkonkoma station
- Convenient access to restaurants, banking, hotels and shopping



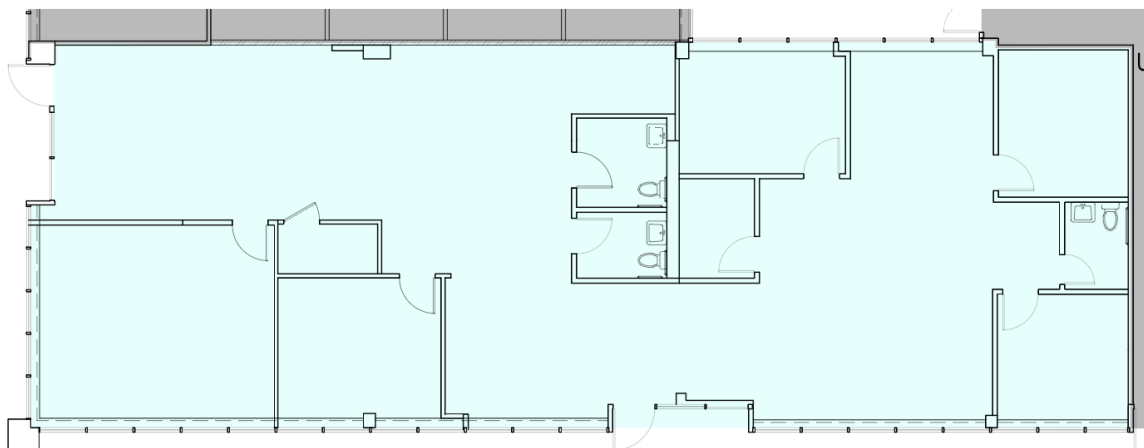
Current Availabilities



Suite B-1 Floor Plan



Suite B-9 Floor Plan



Suites B-1 & B-9 Combined

Available Space

3275 Veterans Memorial Highway

- Suite B-1
- 1,378 sf
- \$24.50 psf + utilities

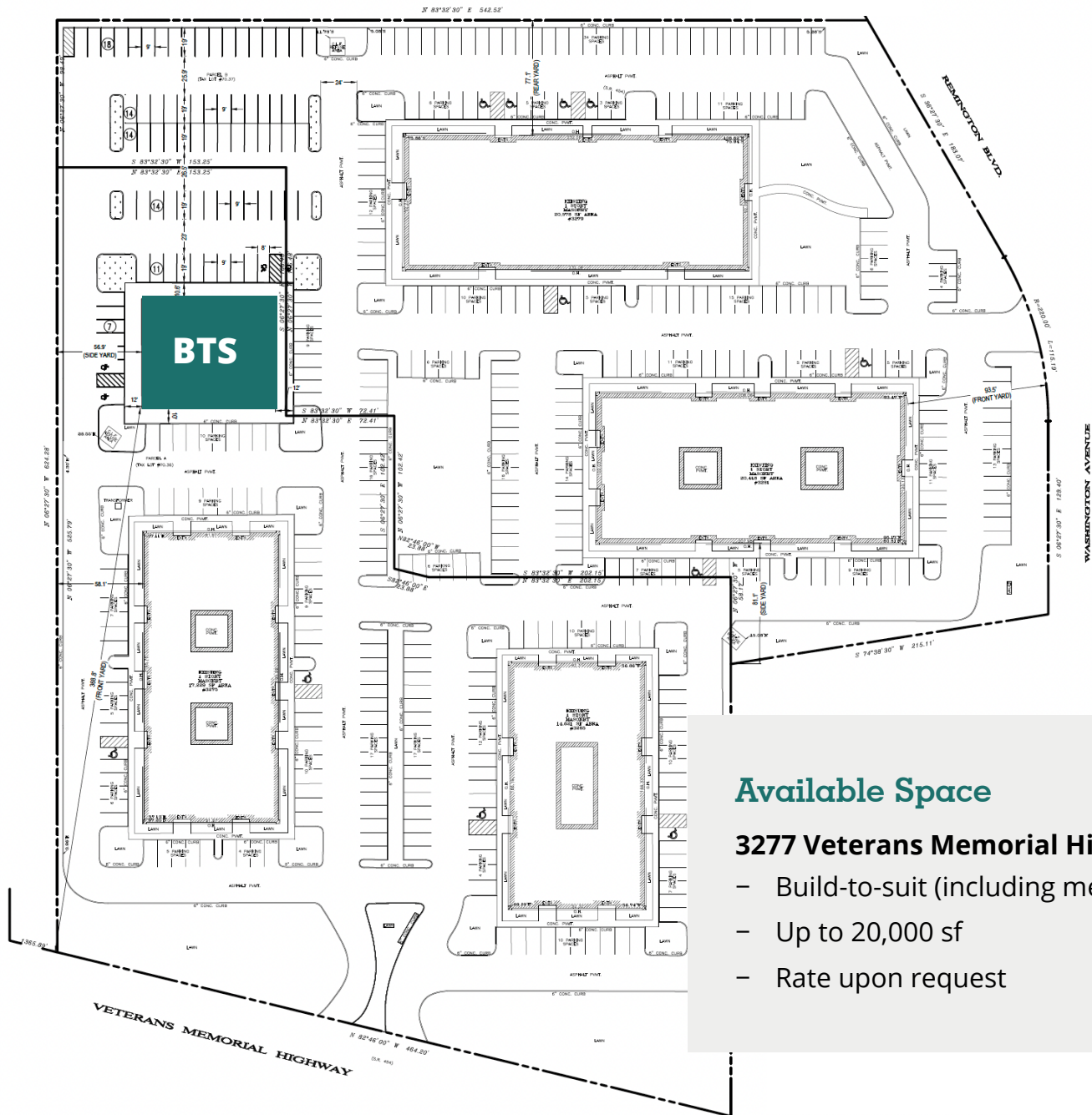
3275 Veterans Memorial Highway

- Suite B-9
- 1,780 sf
- \$24.50 psf + utilities

Suites B-1 and B-9 Combined

- 3,158 sf
- \$24.50 psf + utilities

Build-to-Suit Opportunity



Available Space

3277 Veterans Memorial Highway

- Build-to-suit (including medical use)
- Up to 20,000 sf
- Rate upon request

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