

+/- 6,280 SF INDUSTRIAL CONDO

710-9 Union Parkway | Ronkonkoma, New York 11779

FOR SALE



Commercial

EXECUTIVE SUMMARY

710-9 Union Parkway | Ronkonkoma, New York 11779

Unit Size:	6,280 SF	Total Lot Size:	3 Acres
Heat:	Gas	Parking:	+/- 83 Spaces
Electric:	200 Amp/3 Phase	Zoning:	IND1
Drive Ins:	Two (2)	Loading Docks:	Two (2)
Ceiling Height:	18 Feet	Office Space:	25% Office/942 SF
Annual Taxes:	\$14,720.00	Sale Price:	\$2,050,000

For more information or to arrange a private showing, contact Michael Murphy

Prime Industrial Condo Opportunity In Highly Desirable Ronkonkoma Corridor

710 Union Parkway, Unit 9, offers an exceptional opportunity within one of Long Island's most sought-after industrial condo complexes. This 6,280 SF unit is part of a ten-unit building situated among three well-maintained buildings on a combined three-acre campus, providing a professional, high-functioning industrial environment.

Strategically positioned just 1.3 miles from the Long Island Expressway at Exit 59, the property delivers unmatched regional connectivity. It is only 5 minutes from the Ronkonkoma HUB and the Station Yards at the LIRR, 6 minutes to Long Island MacArthur Airport, and moments from Veterans Memorial Highway and Sunrise Highway—placing major transportation, distribution, and workforce access points at your doorstep.

The unit features two drive-ins and two loading docks, 18-foot ceiling heights, 200-amp/3-phase power, gas heat, 942 SF Office Space and 5,338 SF Warehouse. and is located within the Town of Islip. The complex benefits from extremely low taxes and a well-designed site plan offering ample shared parking, with approximately 83 spaces allocated across the businesses at 710 Union Parkway.

This is a rare chance to secure a versatile industrial condo in a supply-constrained, high-demand market—ideal for owner-users, investors, or businesses seeking a long-term operational foothold in central Long Island's premier industrial corridor.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

COMPLETE HIGHLIGHTS

710-9 Union Parkway | Ronkonkoma, New York 11779



Property Highlights

- Prime Industrial Condo Positioned in One of Long Island's Most Connected Distribution Hubs — Unit 9 sits within a ten-unit building on a three-acre industrial campus, offering exceptional access to major highways, transit, and workforce centers.
- Highly Functional Industrial Layout with Multiple Access Points — 6,280 SF Featuring two drive-ins, two loading docks, 18-foot clear height, and 200A/3-phase power, the unit supports a wide range of industrial, warehouse, and operational uses, 942 Sf Office and 5,338 Sf Warehouse Space.
- Unmatched Regional Connectivity for Logistics and Commuter Access — Located 1.3 miles from the Long Island Expressway, minutes to Veterans Memorial Highway and Sunrise Highway, and just 6 minutes to Long Island MacArthur Airport.
- Proximity to Major Redevelopment and Transit Assets — Only 5 minutes from the Ronkonkoma HUB and Station Yards at the LIRR, placing the property at the center of Long Island's most significant transportation and economic growth corridor.
- Low-Tax Industrial Complex with Ample On-Site Parking — The 710 Union Parkway campus offers approximately 83 shared parking spaces and benefits from extremely low taxes within the Town of Islip.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com



LinTech

AERIAL PHOTOS

710 Union Parkway | Ronkonkoma, New York 11779



Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

EXTERIOR PHOTOS

710 Union Parkway | Ronkonkoma, New York 11779



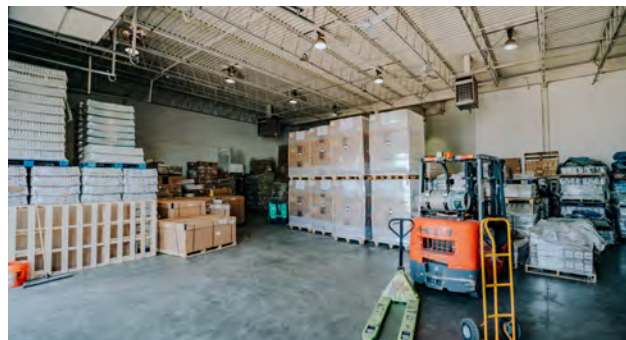
Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

INTERIOR PHOTOS

710 Union Parkway | Ronkonkoma, New York 11779



Exclusively represented by:

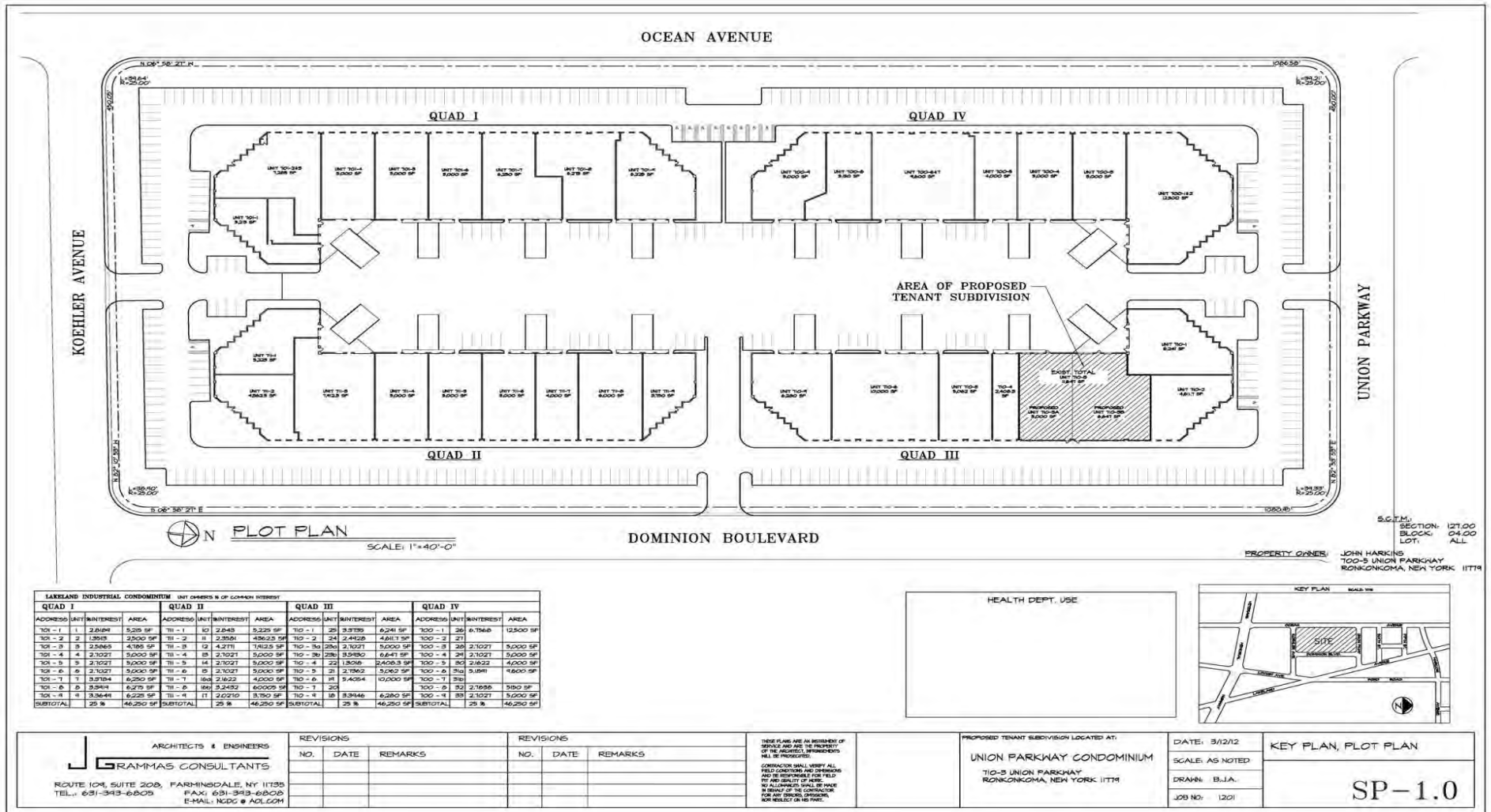
Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

SITE PLAN

710-9 Union Parkway | Ronkonkoma, New York 11779



Exclusively represented by:

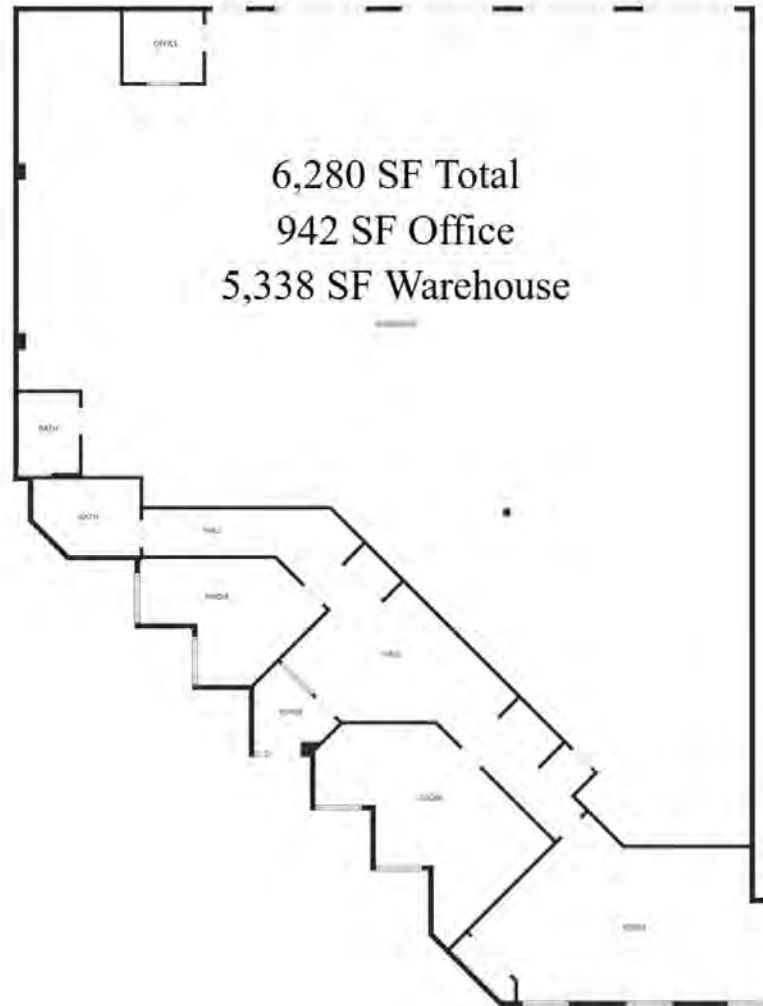
Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

FLOOR PLAN

710-9 Union Parkway | Ronkonkoma, New York 11779



Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

RETAILER MAP

710-9 Union Parkway | Ronkonkoma, New York 11779



Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

710-9 Union Parkway | Ronkonkoma, New York 11779

EXCLUSIVELY REPRESENTED BY:



Michael G. Murphy

President | Commercial Division

631.858.2460

Email: michael.murphy@elliman.com



550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405
© 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.