

Fleetwood Business Park

3275-3285 Veterans Memorial Highway
Ronkonkoma, NY

VET'S HWY.

3275

3279

3281

3285

**AVISON
YOUNG**

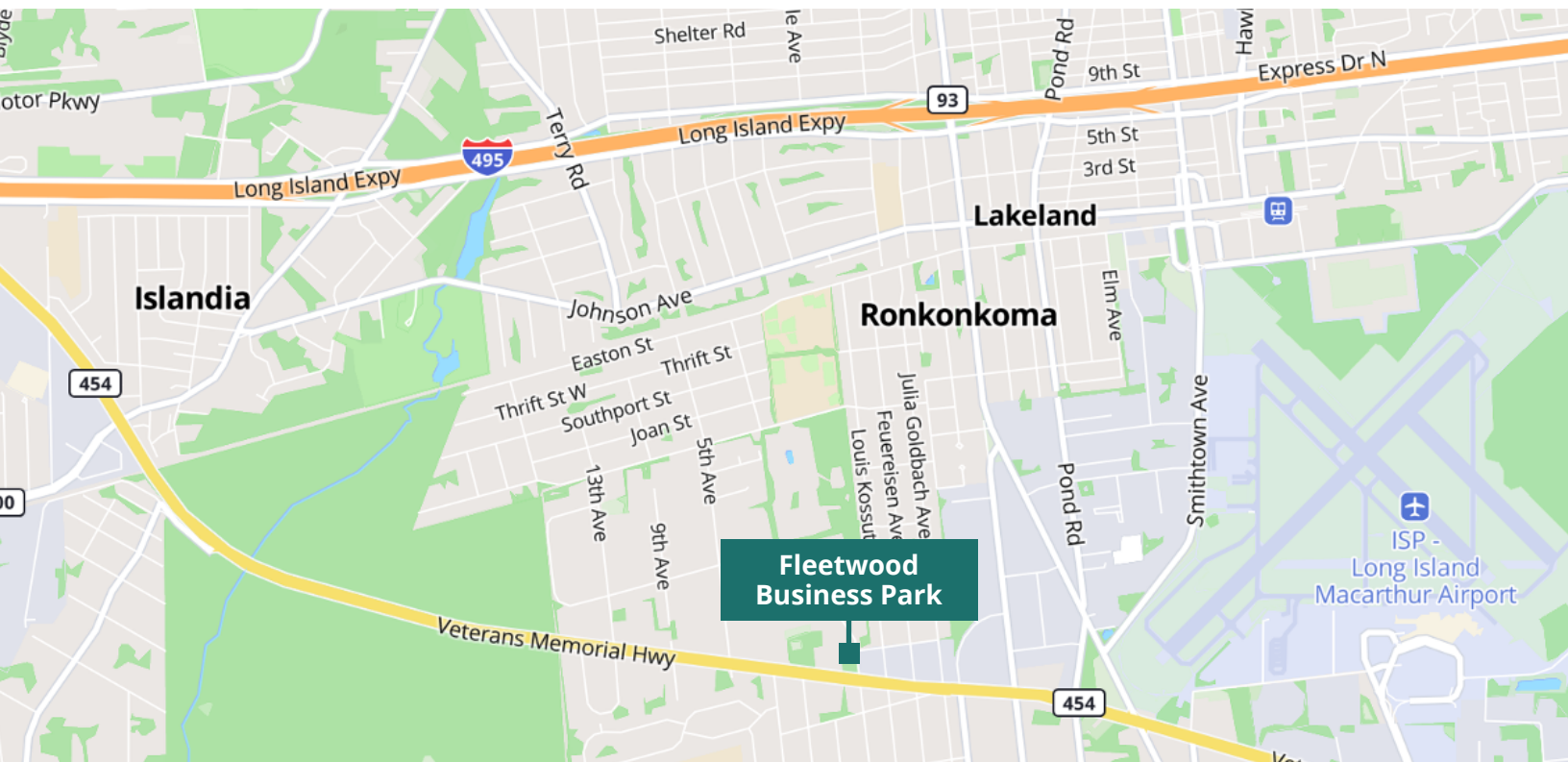
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3275-3285 Veterans Memorial Highway

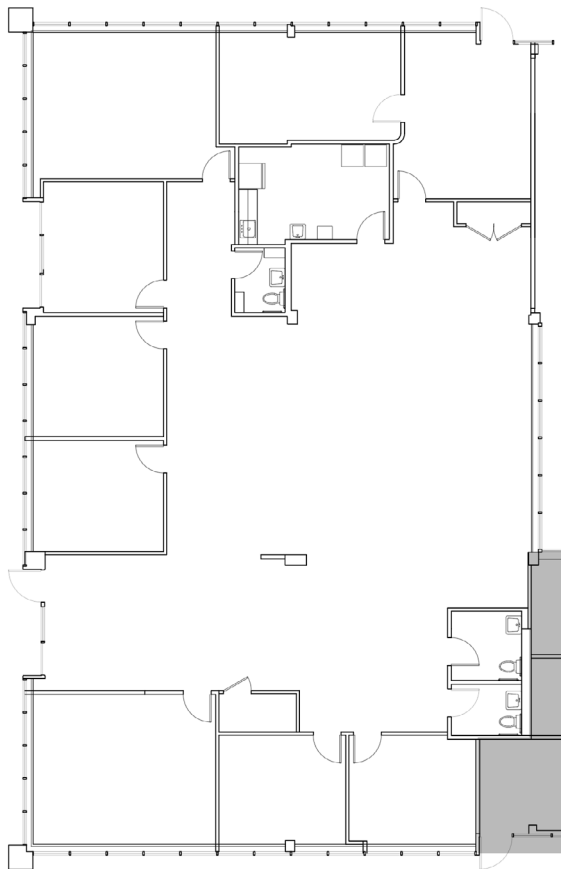
Situated along highly-trafficked Veterans Memorial Highway, Fleetwood's 5-building business park offers a professional setting in a prime, accessible location. Recent capital improvements, direct highway frontage, and close proximity to transit, retail, and amenities make it an appealing choice for a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

Property Highlights

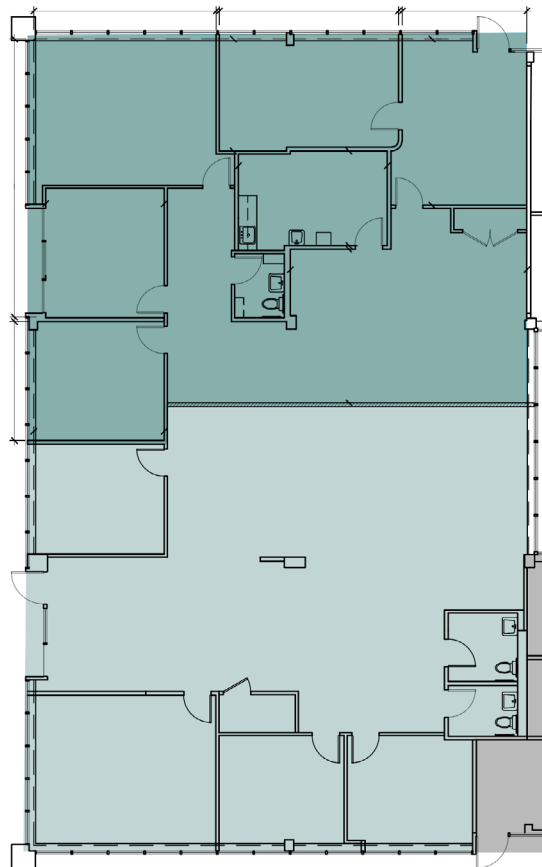
- Various capital improvements including parking lot, HVAC, lighting, signage, landscaping and fencing
- Autonomous suite entrances
- Separate HVAC systems
- Over 5 cars per 1,000 sf
- Excellent location directly on highly-trafficked Veterans Memorial Highway
- Close proximity to nearby transit including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



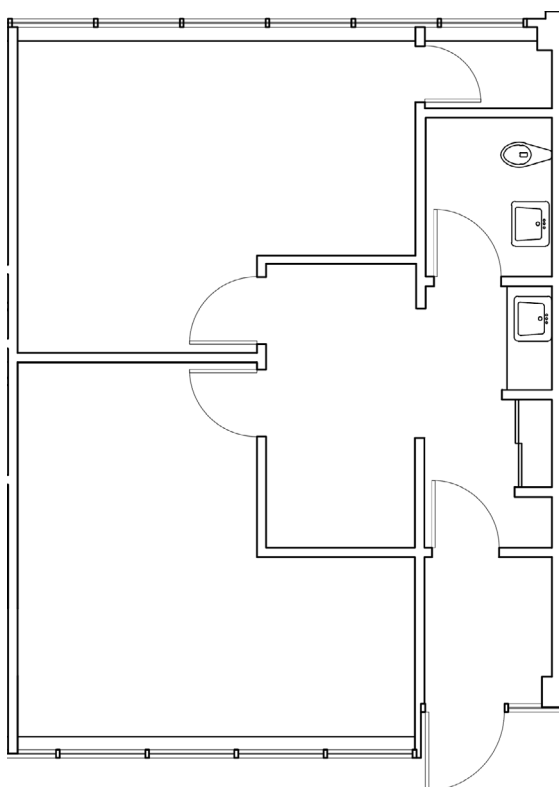
Current Availabilities



Suite B-9 Floor Plan



Suite B-9 with possible divisions



Suite A-12 Floor Plan

Available Space

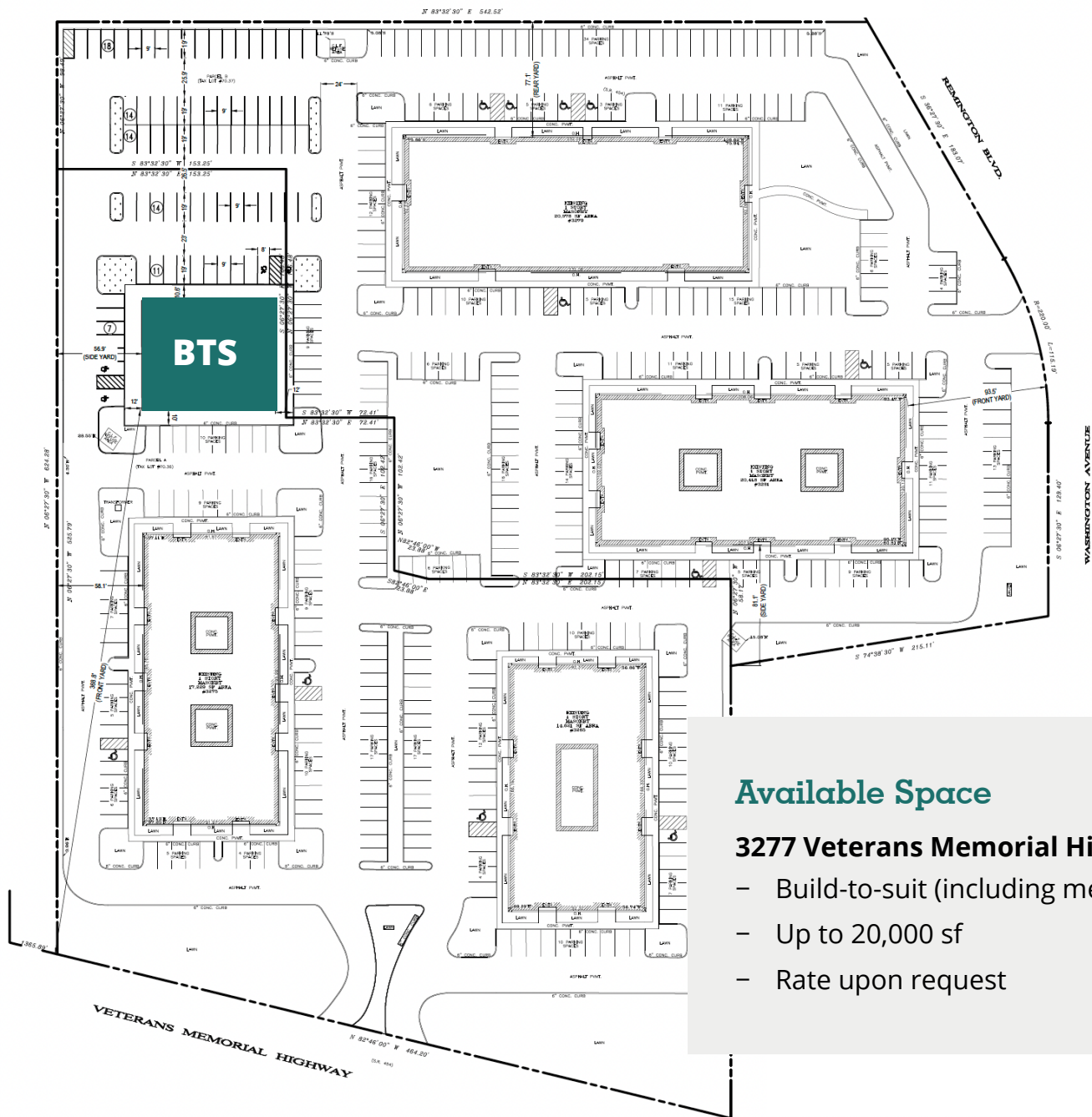
3275 Veterans Memorial Highway

- Suite B-9
- 5,556 sf (divisions possible)
- \$24.50 psf + utilities

3285 Veterans Memorial Highway

- Suite A-12
- 832 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



For more information, please contact:

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