

**For Sale – 2.28 Acres of Land
Veterans Memorial Hwy & Air
Park Dr., Ronkonkoma , NY**



HUGE PRICE REDUCTION!!!

Property Description

- 2.28 Acres of Land
- Zoning: Industrial - Islips Corridor Zone
See Page 4 for Information
- 230ft Frontage on Vets Highway
- See Rendering of +/- 33,460 sf
Building with 2 Loading Docks & 2
Loading Doors + Parking Stalls on
Page 2

For More Information Contact Exclusive Broker:

MARIO ASARO  **SIO R**

PRESIDENT/ BROKER

- 📞 Cell: 631.553.7329
- 📞 Office: 631.694.3500 Ext 301
- ✉️ masaro@industryone.com
- 🏠 Industry One Realty Corp
150 Broadhollow Rd Suite 315
Melville, NY 11747



**Sale Price: ~~\$4,800,000~~
Now: \$3,825,000**

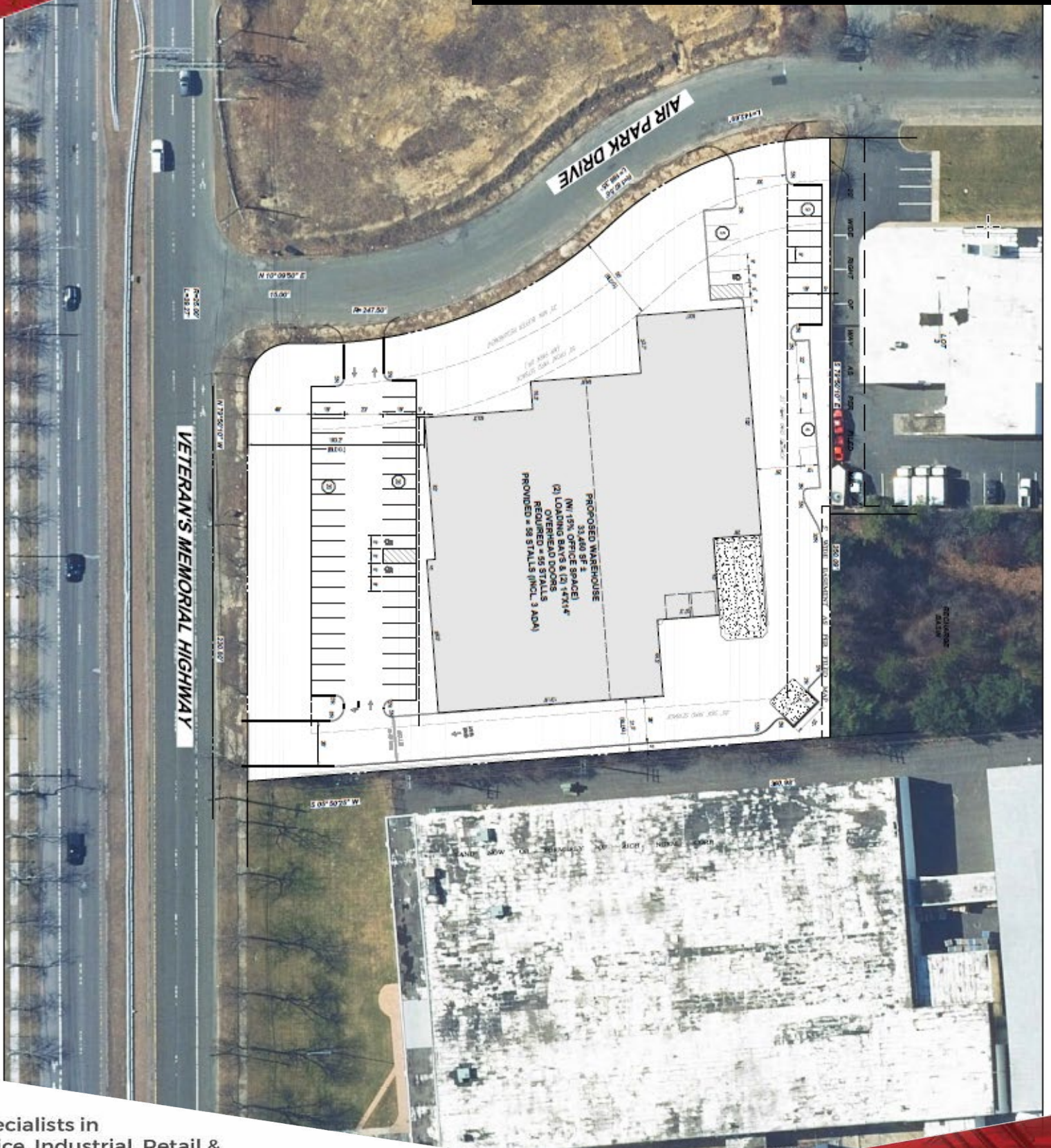
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All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

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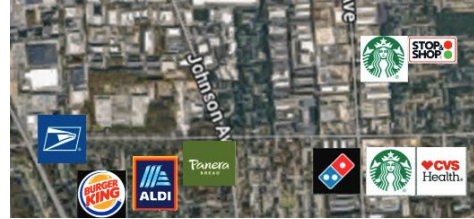
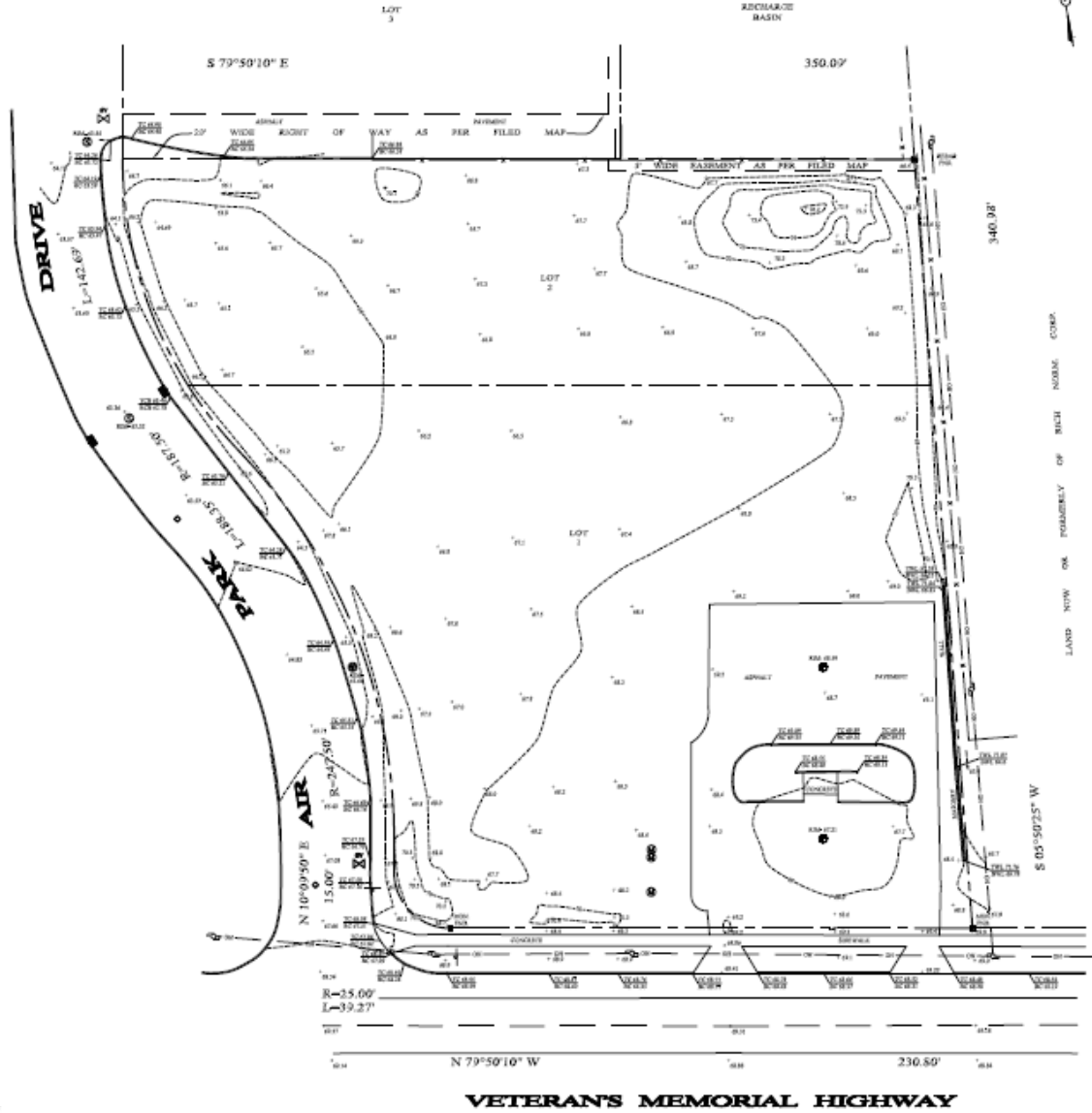
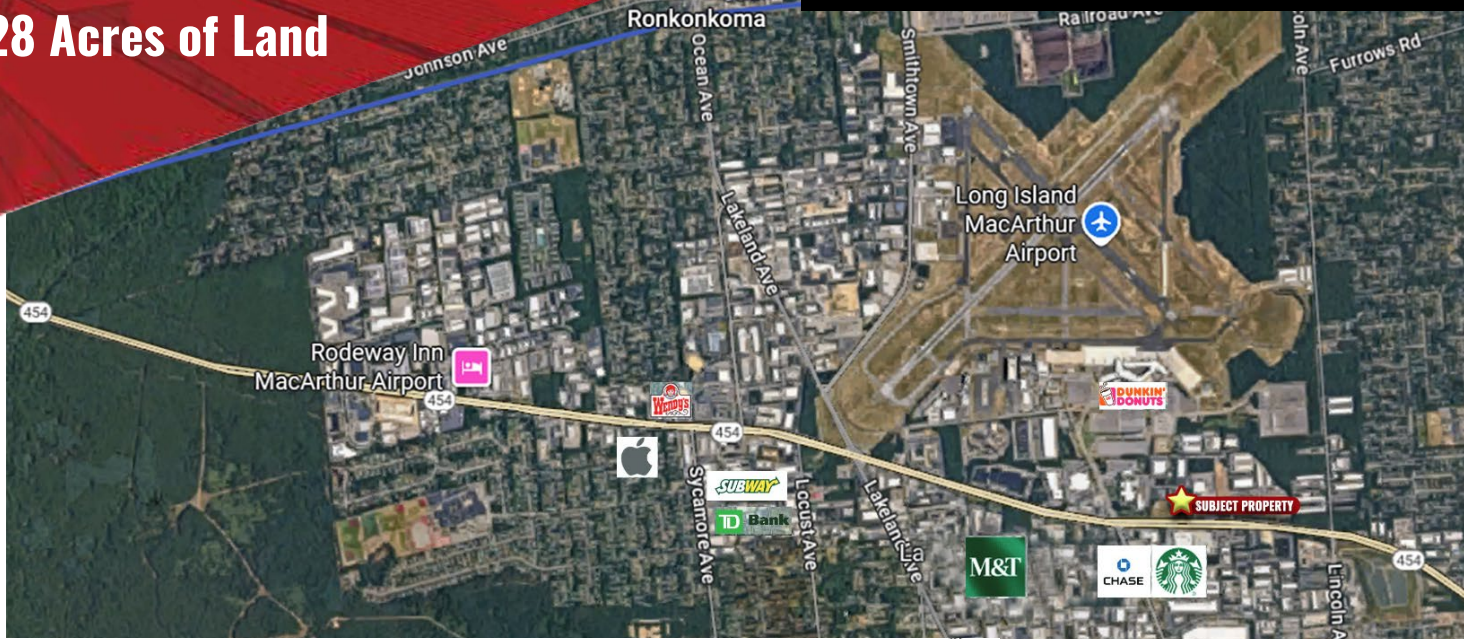
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Survey & Retailer Map



VETERAN'S MEMORIAL HIGHWAY

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Permitted Primary Uses (§ 68-465)

Buildings in the ICD may be used for the following purposes:

1. **Office uses**, including *medical offices*
2. **Manufacturing and assembly**, provided **no outdoor vehicle storage**, except as restricted in Industrial 1 or 2 zones
3. **Scientific or industrial research labs** (testing, development)
4. **Municipal and public facilities**, excluding retail off-track betting or casino-style uses
5. **Freestanding retail banks**, meeting size and cross-access requirements
6. **Retail banks within multi-unit structures**, capped at 30% of gross floor area
7. **Funeral homes / parlors**
8. Certain **specialty sporting goods stores** (equestrian gear, skiing, fishing)
9. **Adult day-care centers**
10. **Veterinarians**, provided all activity occurs inside the building
11. **Child day-care centers**
12. **Public schools**
13. **Private/parochial schools**, including preschools, vocational, self-defense, dance, swimming (excluding truck-driving/truck traffic-intensive uses)
14. **Health clubs**
15. **Job training facilities**, excluding truck driver schools
16. **Hotels**, subject to specific development criteria (e.g., individual bathrooms, internal hallways, sprinklers/fire alarms, etc.)
17. **Multiple-use development** incorporating permitted uses, plus up to 25% retail/service floor space (max 15,000 ft² single uses) such as personal services, office supplies, dry-cleaning, delicatessen ($\leq 2,000$ ft², ≤ 15 hr/day)
18. **Drive-through bank kiosks**, with compliant exterior lighting [eCode360+1](#)

Additional Note: The ICD prohibits *any outdoor storage, display, service, or counter/window service*, except as allowed in subsection A(6) (i.e., retail bank within a multi-unit structure) [eCode360](#).

Uses Permitted with Special Permits

Some uses are allowed only through a **special permit**:

Town Board (after public hearing)

- **Indoor recreational uses**
- **Taxi offices** (when adjacent to residential zones)
- **Animal care centers**
- **Multiple-use developments** incorporating permitted uses plus up to 25% additional retail/service area ($\leq 15,000$ ft²), with **cross-access agreement** required [eCode360+3eCode360+3eCode360+3](#)