

1860 Smithtown Ave

RONKONKOMA, NEW YORK

FOR SALE | 50,482 SF INDUSTRIAL BUILDING ON 4.00 ACRES

 **PREMIER**
COMMERCIAL REAL ESTATE

"Complex Issues – Simple Solutions"

FOR SALE

50,000 SF Building on 4.00 Acres Ronkonkoma, NY



PRICE REDUCED!
~~\$14,500,000~~
\$13,500,000

[Click here to watch a drone video of the property!](#)

FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

JB (Jeff) Schwartzberg, Managing Principal | jbs@pcrellc.com | 516-857-8013

Jason Miller, Managing Principal | jmiller@pcrellc.com | 516-413-1690

PREMIER COMMERCIAL RE LLC

500 N. Broadway, Suite 105

Jericho, NY 11753

Tel. 516-284-8000 | www.pcrellc.com

All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, or withdrawal without notice. Such information may not have been verified and no express representations are hereby made.

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Property Specifications:

Building Size:	+/- 50,482 SF
Lot Size:	+/- 4.00 Acres
Office:	+/- 20%
Ceiling Height:	22' Clear
Loading:	3 Docks, 2 Drive-ins
Power:	2,000 AMPS
Parking:	Ample – Oversized Parcel
Zoning:	Light Industrial

Property Highlights:

- Ideal for a corporate HQ
- Excellent distribution facility
- Oversized lot offers expansion capability
- Strong local labor force
- Minutes from Long Island Expressway and Macarthur Airport
- IDA benefits available for qualified purchasers

Pricing:

For Sale: \$14,500,000
\$13,500,000
Taxes: \$135,135 (2.69 PSF)



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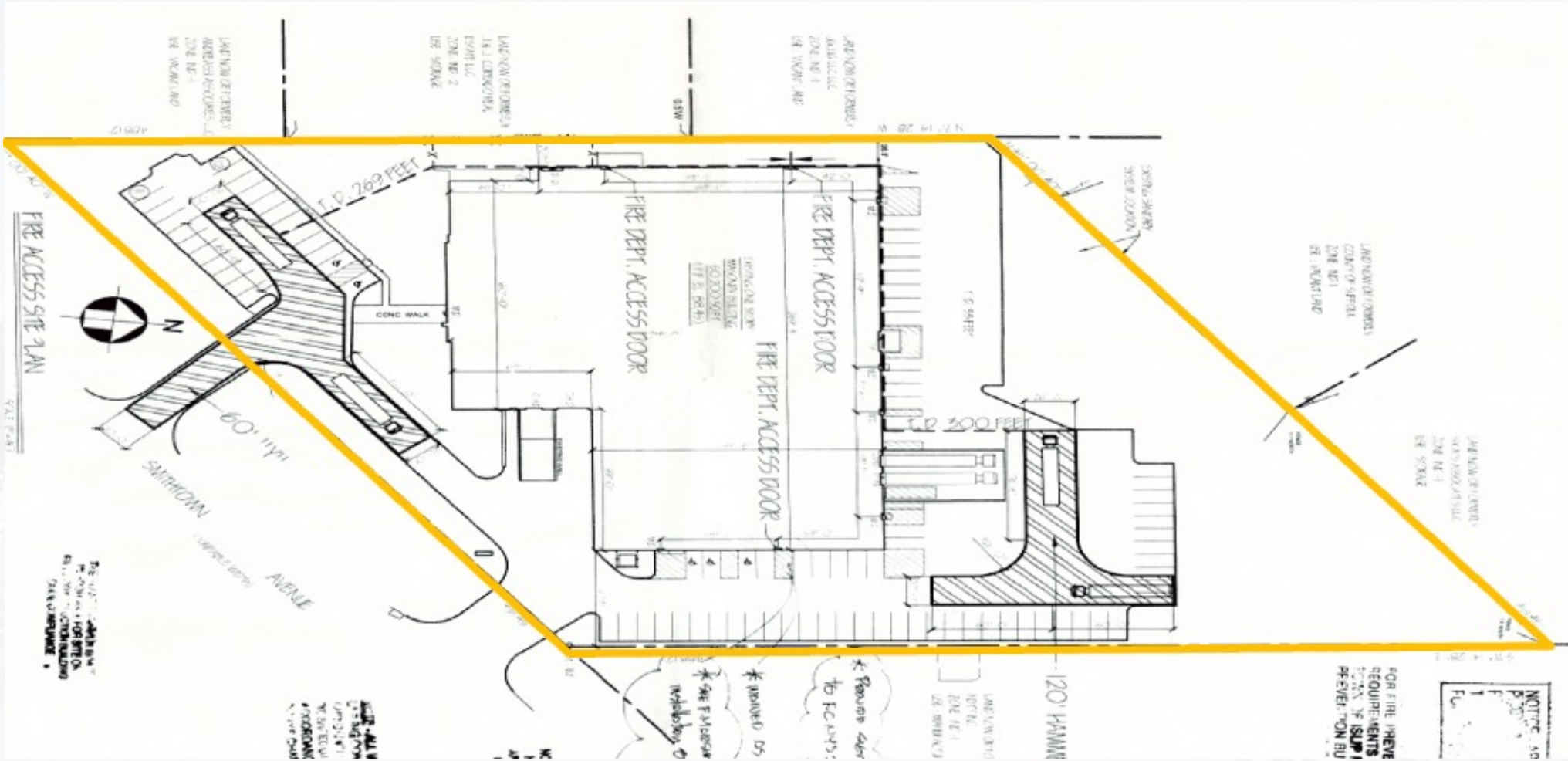
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PROPERTY SURVEY:



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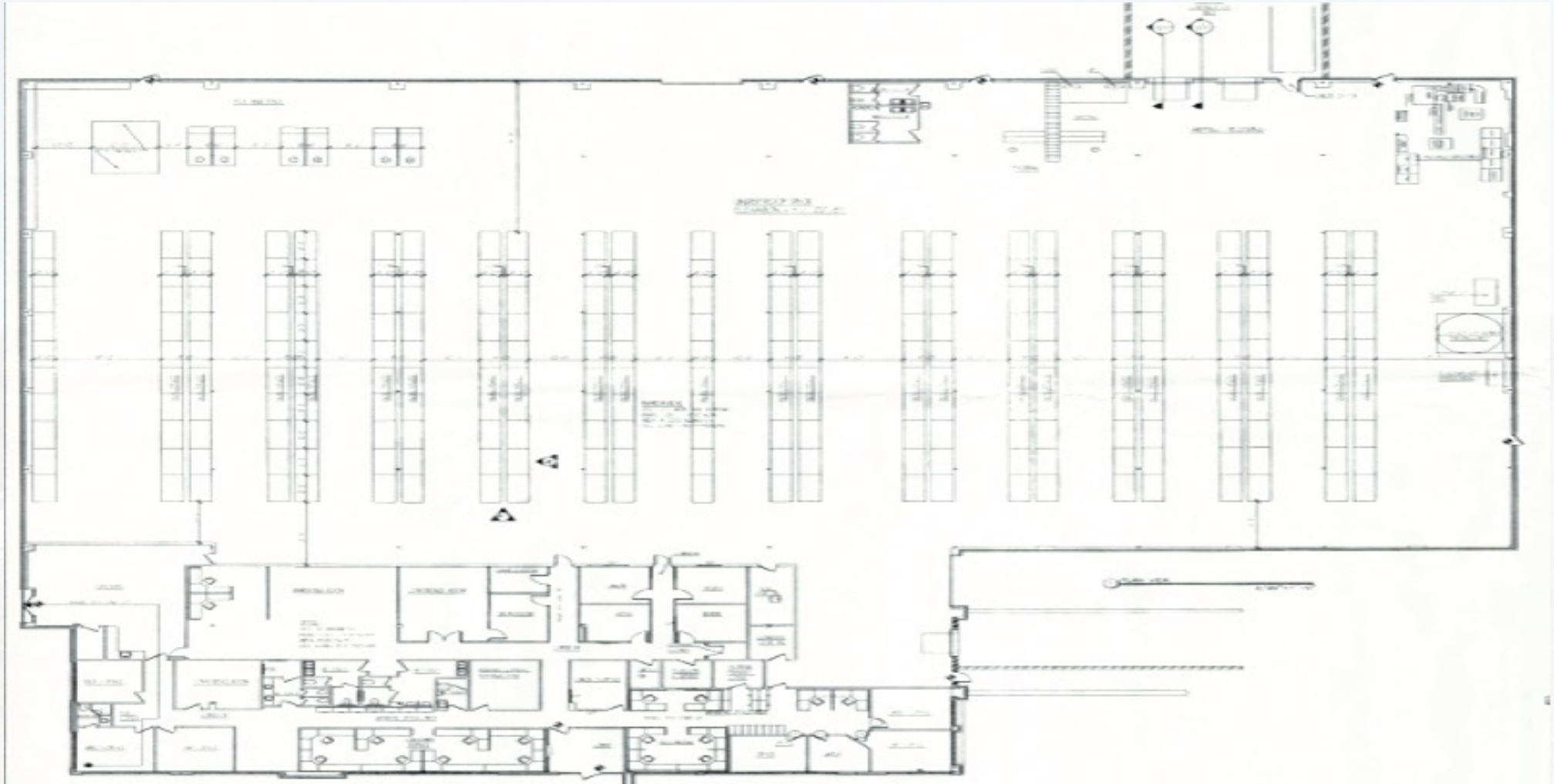
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FLOOR PLAN:



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ADDITIONAL PHOTOS:



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