



195

13TH AVENUE
RONKONKOMA, NY

For Lease

195 13th Ave, Ronkonkoma, NY

104,796 SF (Divisible)

Under major renovations



Property Specs



Building size
± 104,796 SF



Warehouse
± 101,796 SF



Office
± 3,000 SF



Lot size
± 8.1 acres



Loading docks
13



Drive-ins
2



Ceiling height
18.5'



Year built
1979



Column spacing
30' x 36'



Sprinklers
Wet



Lighting
LED



Heating
Gas



Electric
1,400 amps at 208V



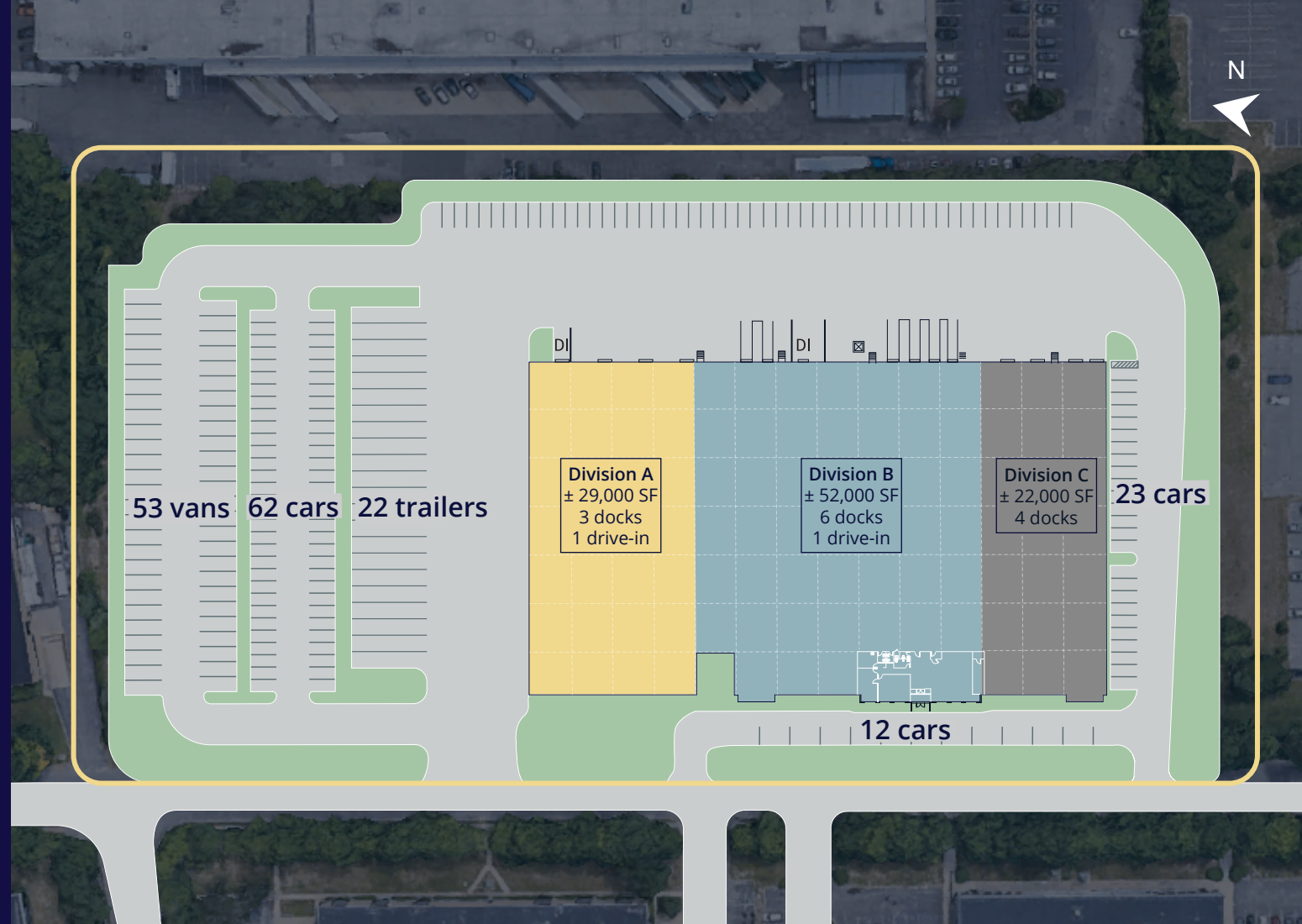
Parking
97 car spaces, 53 van spaces
and 22 trailer spaces



Taxes
\$225,311 per year (\$2.15 PSF)

Comments

- Renovations are completed
- Divisions starting at 22,000 SF
- Power infrastructure in place to expand electrical service quickly
- Car parking can be expanded to 149 spaces



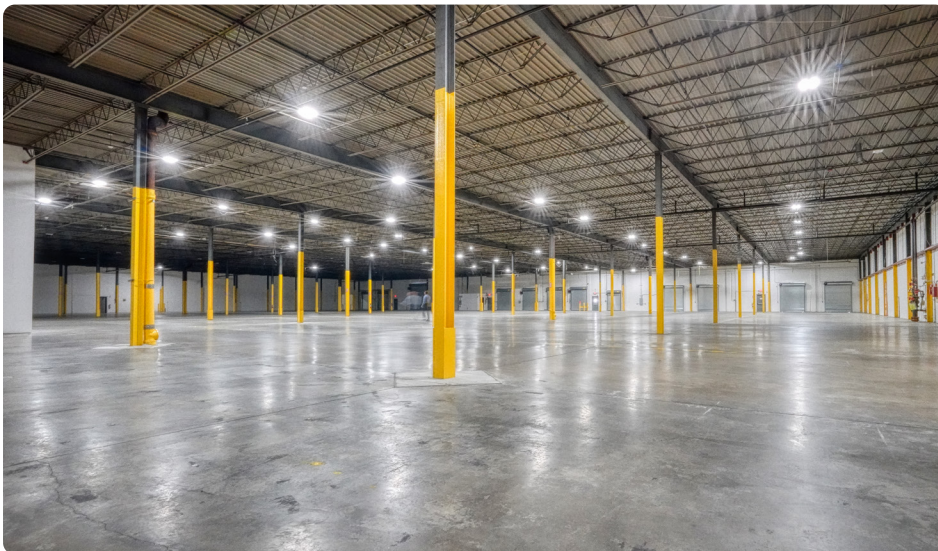
Property Improvements



Four additional loading docks have been added



Parking expansion

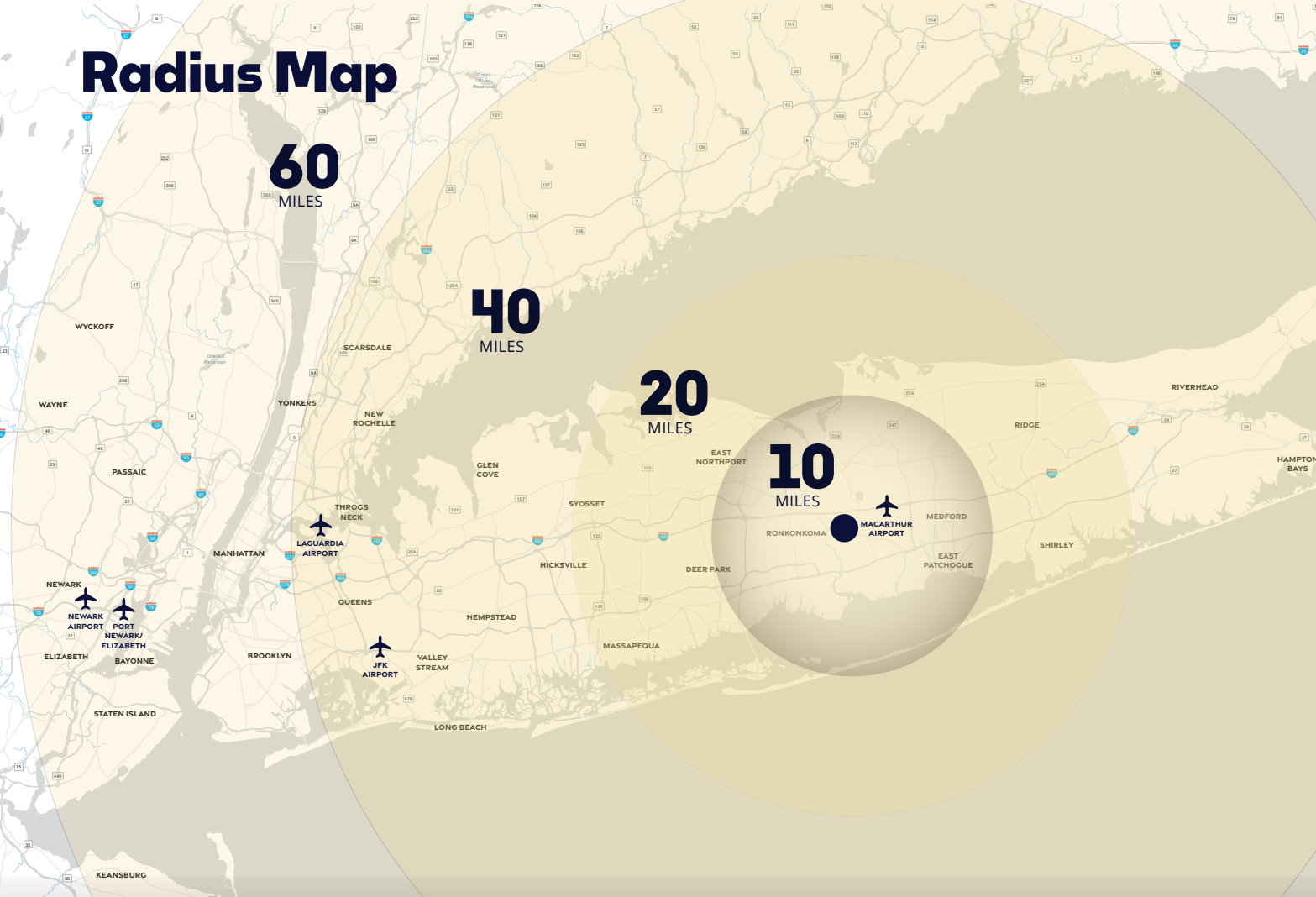


Interior renovations completed



Updated exterior

Radius Map



Key Distances

I-495

3.0 Miles

Sunrise Highway

4.2 Miles

MacArthur Airport

3.1 Miles

JFK Airport

40.4 Miles

LaGuardia Airport

43.2 Miles

Contact

Doug Omstrom

+1 631 962 2899

doug.omstrom@jll.com

Tom DiMicelli

+1 631 962 2898

tom.dimicelli@jll.com

Max Omstrom

+1 631 962 2504

max.omstrom@jll.com

Andrew Gonzalez

+1 631 962 7383

andrew.gonzalez@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

