




# For sale

840 South 1<sup>st</sup> Street, Ronkonkoma, NY

 **JLL** SEE A BRIGHTER WAY



# Property details

## Property specifications

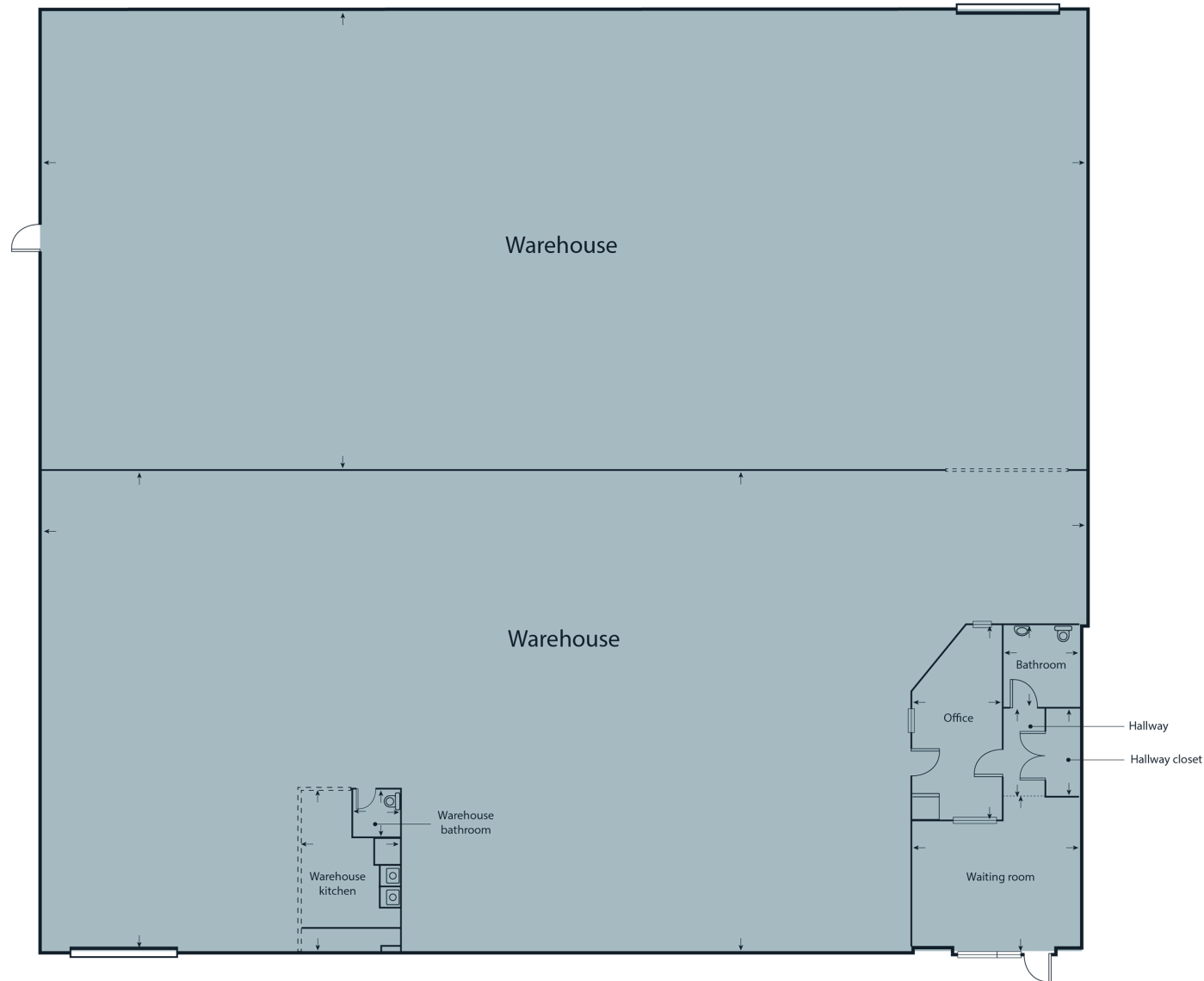
- ± 10,000 SF building size
- .64 acres plot
- ± 500 SF office space
- 15'6" clear
- 2 drive in doors (Height: 14' x Wide: 10')
- HVAC in offices
- Gas heat in warehouse
- RE Taxes: \$25,982

## Comments

- Access on both South 1<sup>st</sup> Street and South 2<sup>nd</sup> Street
- Bathroom in both the offices and warehouses

Asking Sale Price:

**\$2,750,000**







### Key distances

**1.2 miles**

to Long Island Expressway

**1.3 miles**

to Veterans Memorial Highway

**3.4 miles**

to Sunrise Highway

**0.9 miles**

to LIRR Ronkonkoma Station



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