

# 195

**13TH AVENUE**  
RONKONKOMA, NY



## For Lease

195 13<sup>th</sup> Ave, Ronkonkoma, NY

82,564 SF (Divisible)

Newly renovated



# Property Specs



Building size  
± 104,796 SF



Available  
± 82,564 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



Electric  
1,400 amps at 208V



Lighting  
LED



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



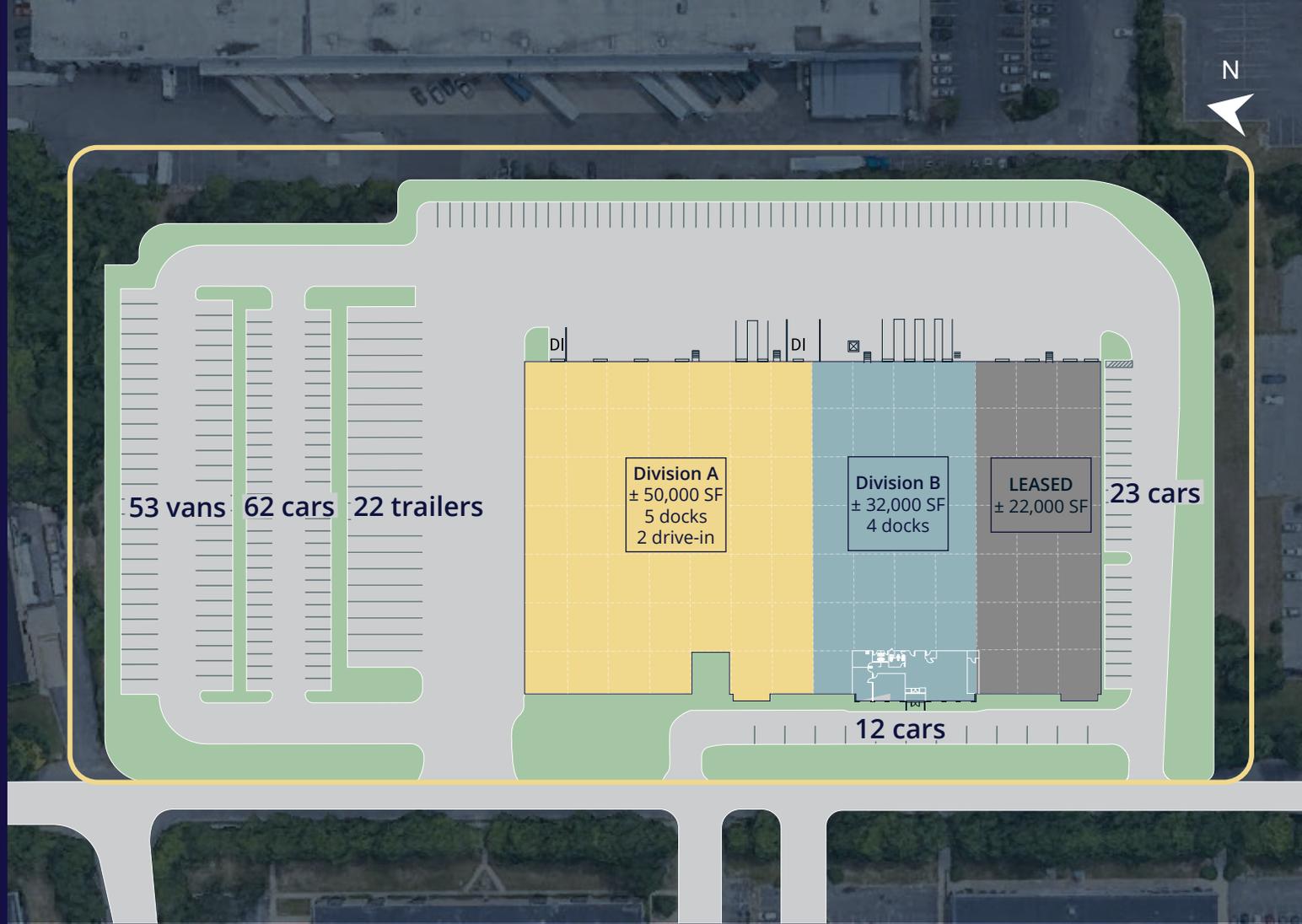
Heating  
Gas



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

## Comments

- Renovations are completed
- Power infrastructure in place to expand electrical service quickly
- Car parking can be expanded to 149 spaces



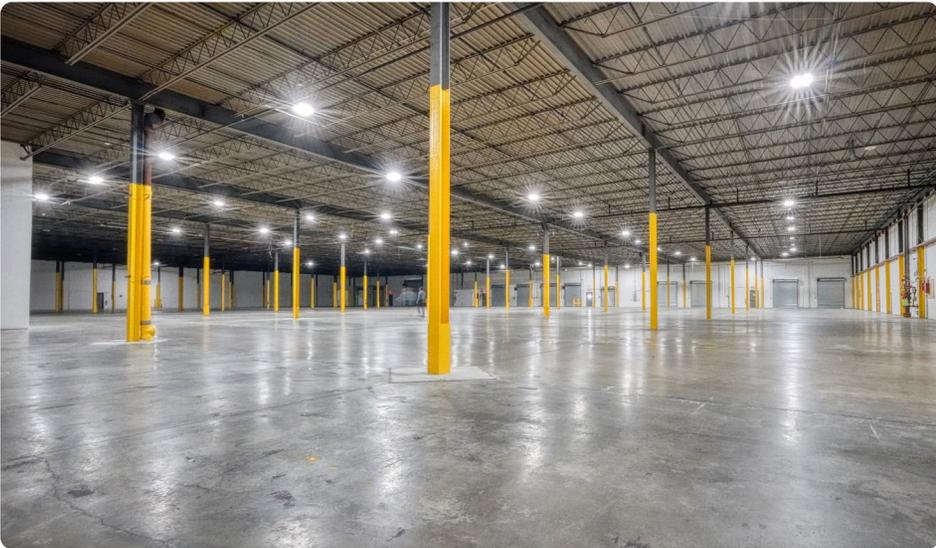
# Property Improvements



Four additional loading docks have been added



Parking expansion

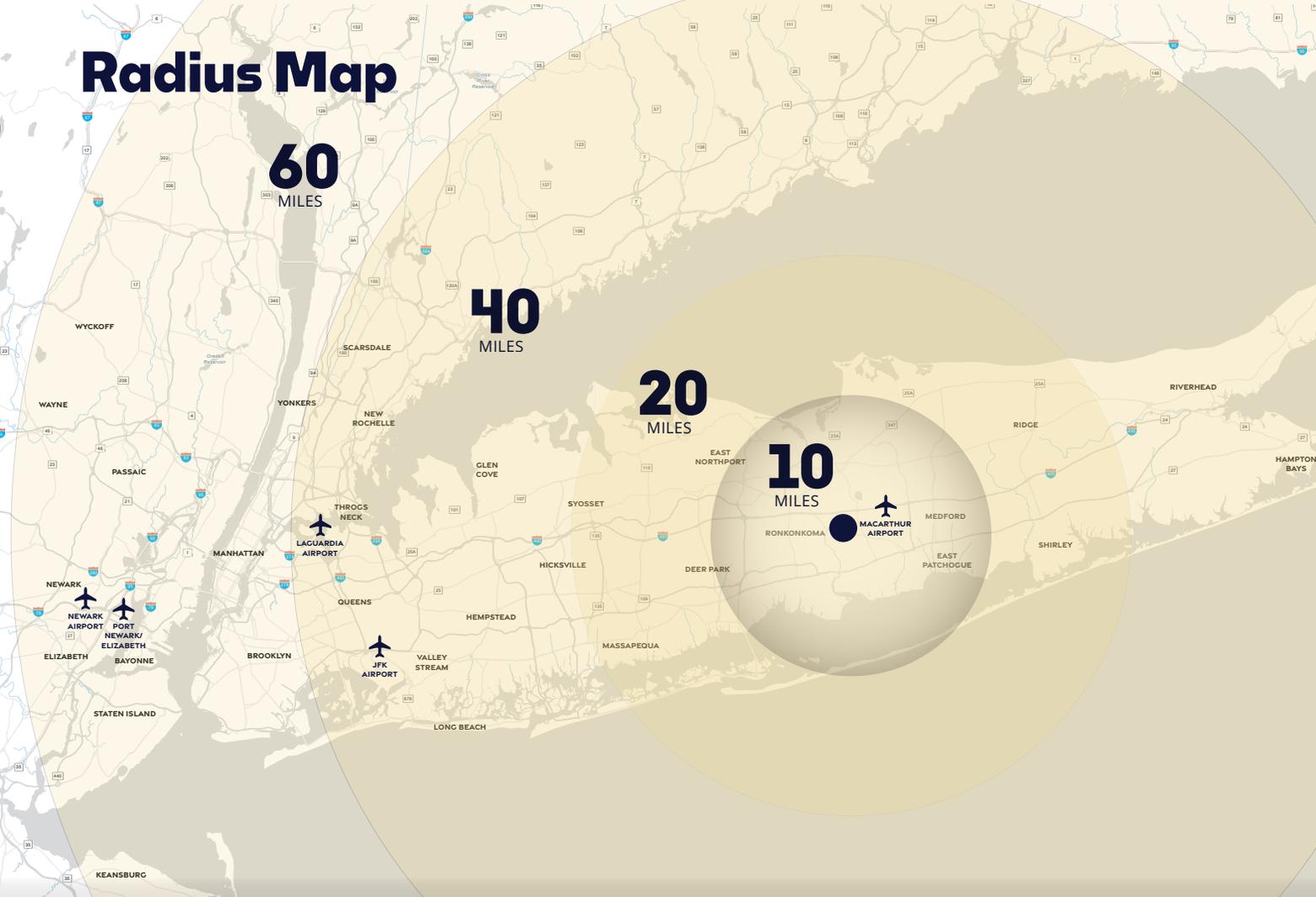


Interior renovations completed



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

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