

# 195

**13TH AVENUE**

RONKONKOMA, NY

## For Lease

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

35,428 SF - Last unit remaining

Move-in ready



# Property Specs



Building size  
± 104,796 SF



Available  
± 35,428 SF



Office  
± 2,500 SF



Lot size  
± 8.1 acres



Loading docks  
4



Drive-ins  
1



Ceiling height  
18.5'



Year built  
1979



Column spacing  
30' x 36'



Sprinklers  
Wet



Lighting  
LED



Heating  
Gas



Electric  
1,400 amps at 208V



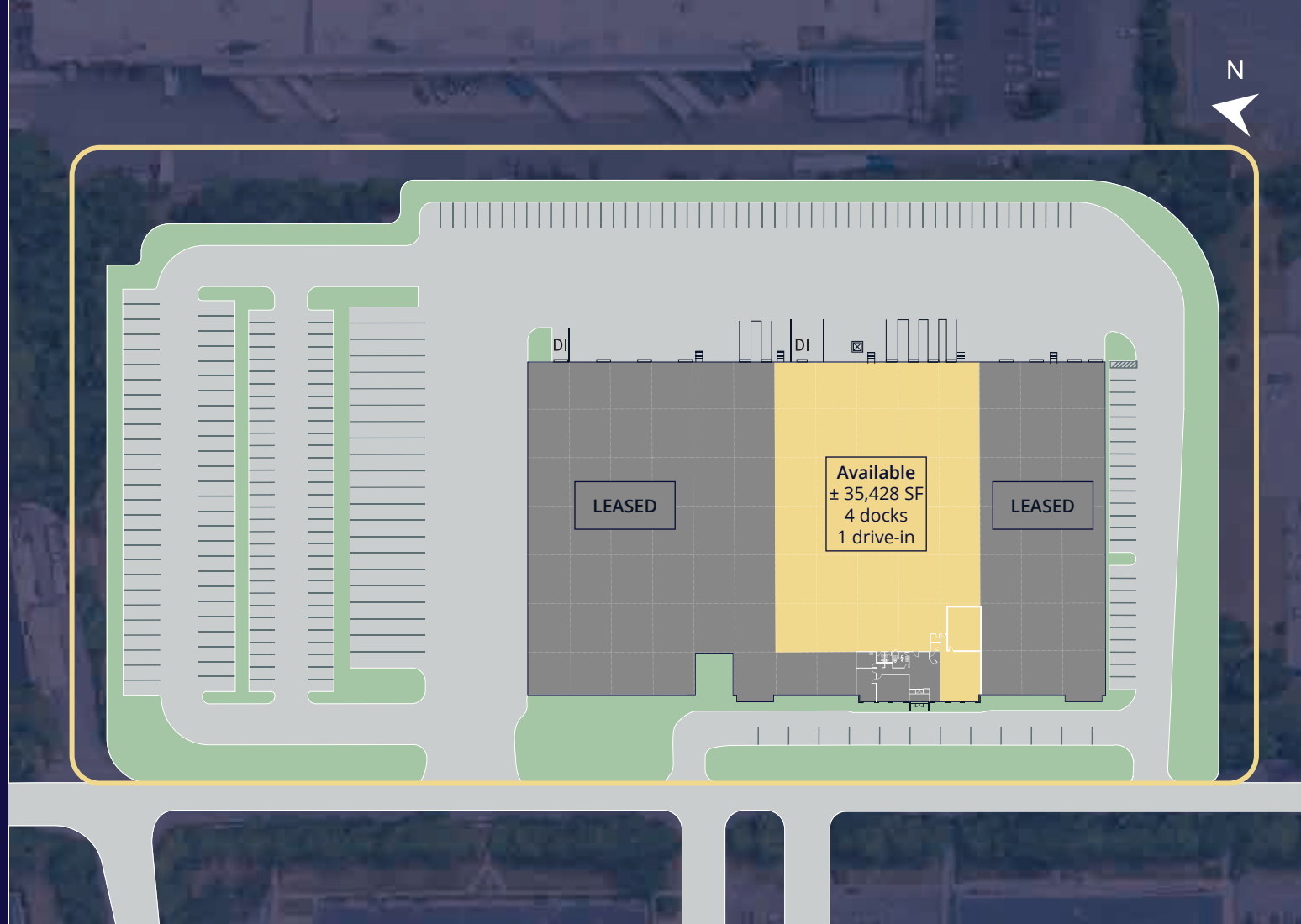
Parking  
Ample



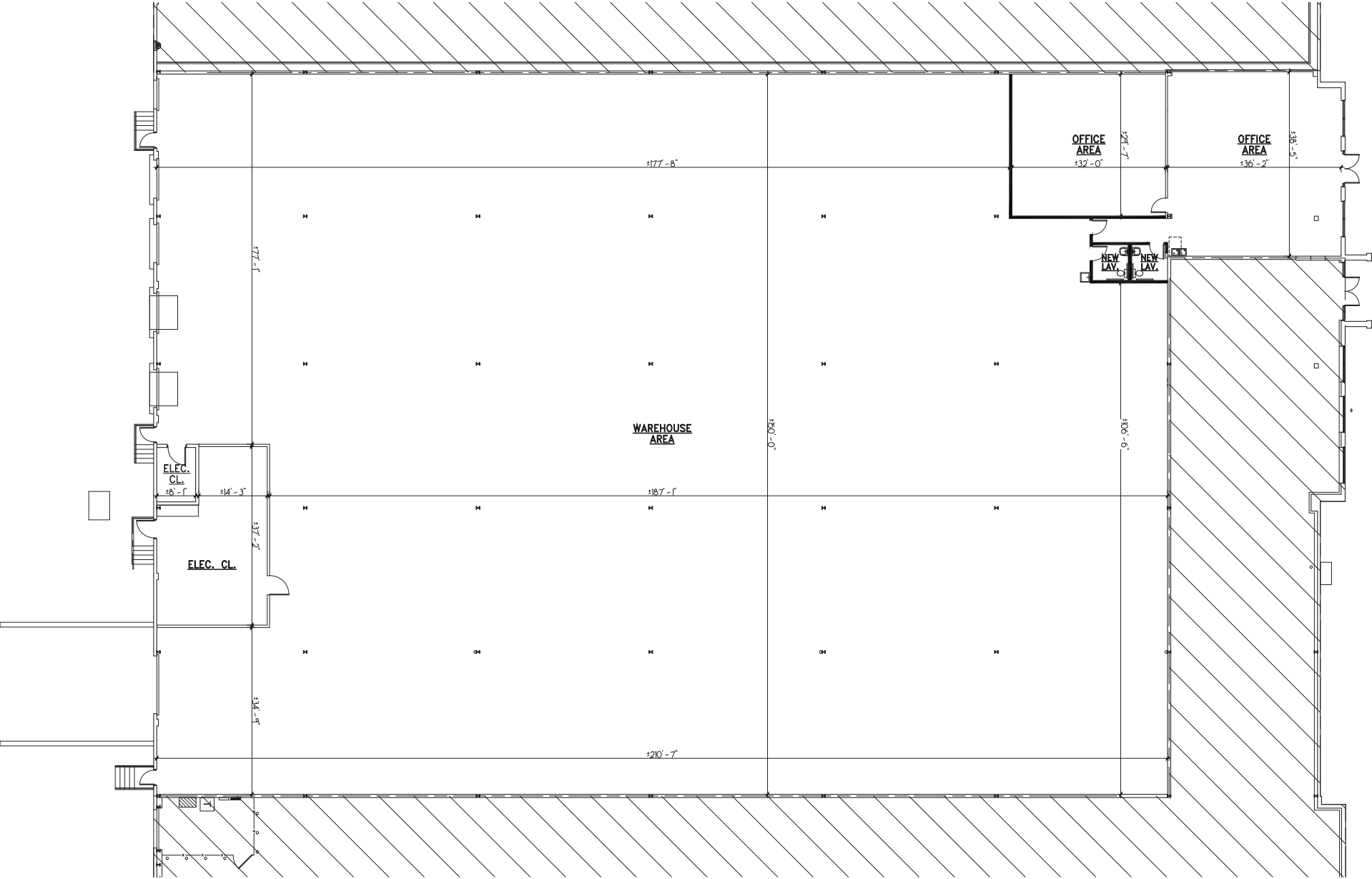
Taxes  
\$236,839 per year (\$2.26 PSF)

## Comments

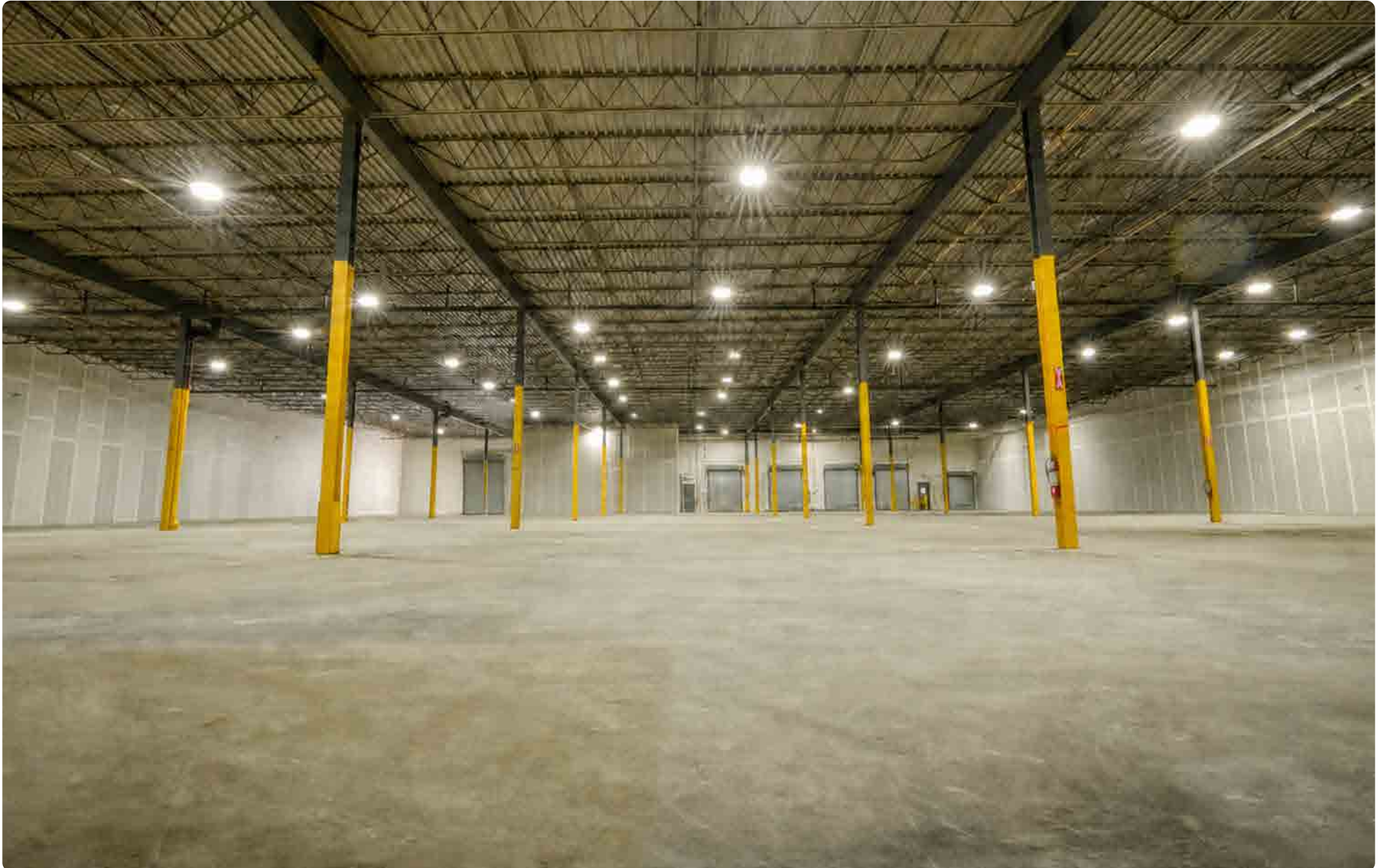
- Renovations are completed
- Great loading



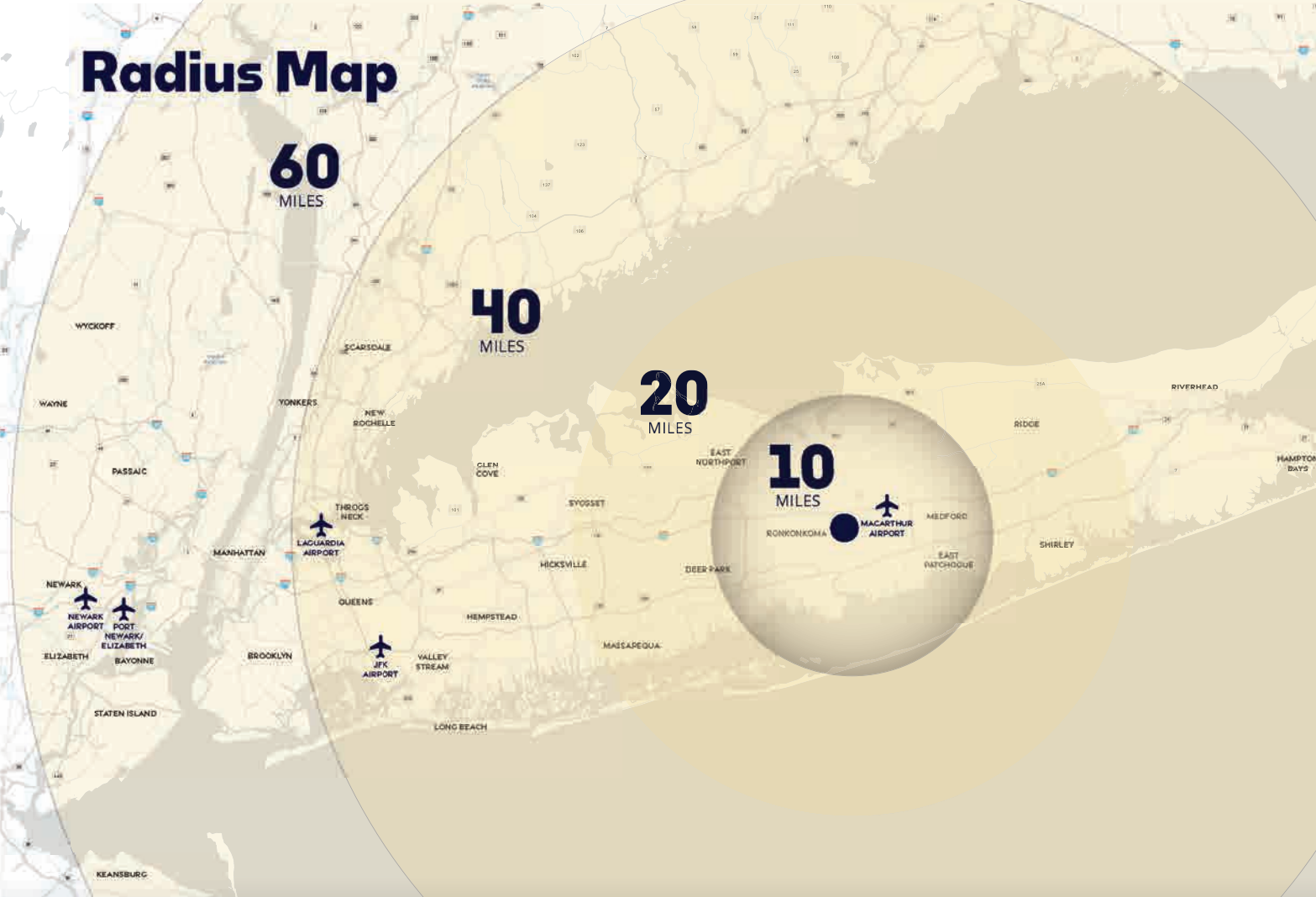
# Floor Plan



# Interior Warehouse



# 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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