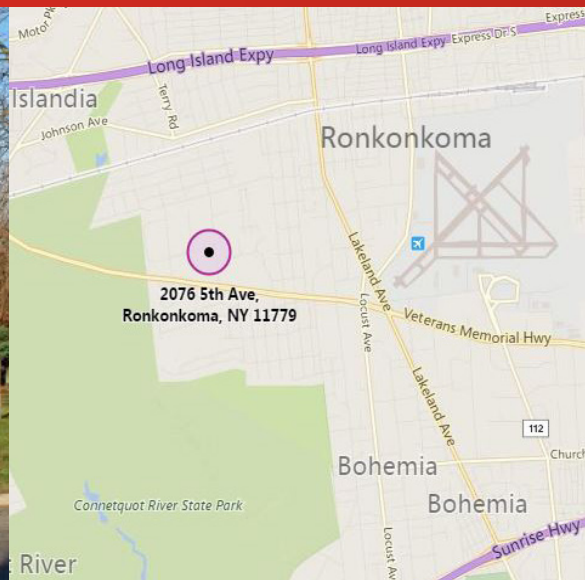


FOR SALE > INDUSTRIAL BUILDING

# 2076 5th Avenue

RONKONKOMA, NY



## BUILDING DETAILS

Building Size:	+/- 23,800 SF
Plot Size:	+/- 1.42 Acres
Office Space:	+/- 2,000 SF
Loading:	2 Drive Ins and 2 Docks
Ceiling Height:	16'
Heat:	Gas
Power:	6000 amps
Sprinklered:	Fully
Taxes:	Currently Exempt
Asking Sale Price:	\$3,200,000 (\$134.45 PSF)

## HIGHLIGHTS

- > Well maintained industrial manufacturing/warehouse
- > Contemporary offices with central air conditioning
- > IDA tax abatements available for qualified buyers
- > Brand new firestone roof with 20 year warranty
- > Power & air distribution throughout
- > Automatic backup generator

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions prior sale, lease or financing or withdrawal without notice.

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