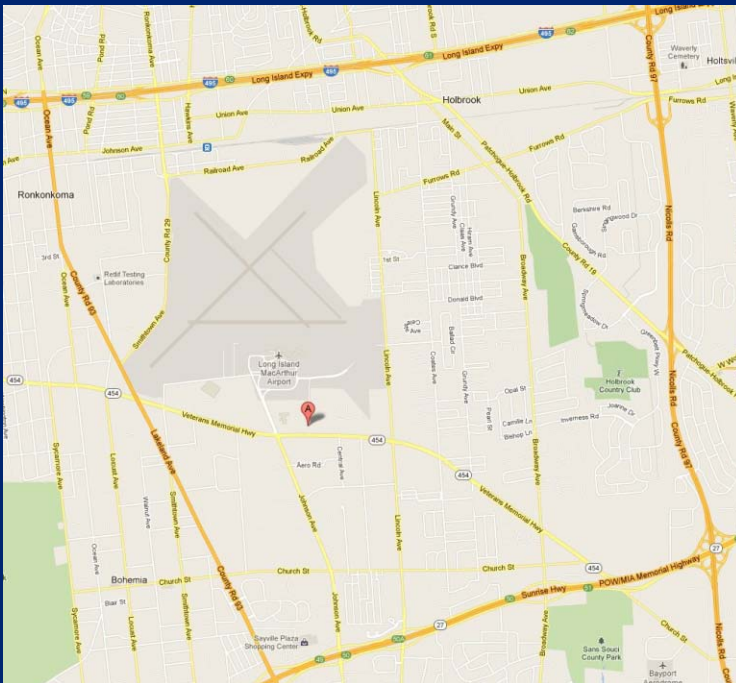


# Industrial Building Available For Sale or Lease

## 65 Air Park Drive, Ronkonkoma, NY

15,000 sq. ft.



<b>Plot Size:</b>	0.80 Acre
<b>Office Space:</b>	9,000 sq. ft.
<b>Ceiling Height:</b>	±20'
<b>Loading:</b>	1 Loading Dock 1 Drive-in Door
<b>Parking:</b>	Ample
<b>Annual Taxes:</b>	\$58,000 (\$3.86/sq. ft.)
<b>Sale Price:</b>	\$1,300,000 (\$86.67/sq. ft.)
<b>Lease Price:</b>	\$10.00/sq. ft. (includes base year taxes)

Half of building has 100% office,  
Other half has ±1,500 sf of office + 6,000sf warehouse

Separate electric meters  
Close to Vets Hwy & Sunrise Hwy

**For more information please contact:**  
Schacker Real Estate Corp. 631-293-3700  
info@schackerrealty.com

*All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

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