

For Sale | Industrial Unit
85-7 Air Park Dr, Ronkonkoma, NY

**Price Further
Reduced**



Industrial Condo For Sale

Unit Size: ± 5,157 sf
Offices: ± 50%
Ceiling Height: ± 16' 6"
Loading: 1 Dock
Heat: Gas
Power: ± 200 amps

Sale Price: ~~\$1,285,000.00~~ **\$1,200,000.00** (\$232.69 psf)
Taxes: \$ 16,981.24 / year ± (\$3.29 psf)
CAM \$ 600.00 / Month ±

- Camera system throughout
- Alarmed
- Fans in warehouse
- New LED Lights
- New Parking Lot
- New Roof
- Office furniture & racking available
- Dual Cat 6 networking throughout
- Fully Sprinklered

METRO
REALTY SERVICES LLC
201 Moreland Road, Ste 4, Hauppauge, NY 11788
(631) 770-0700 ~ info@metrorealtyservices.com
www.metrorealtyservices.com

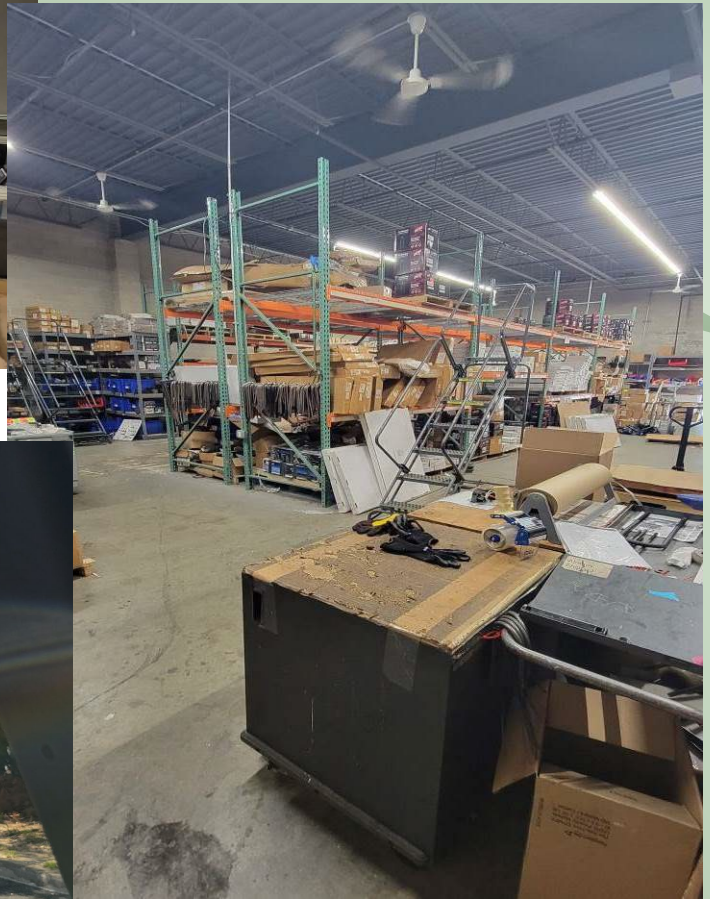
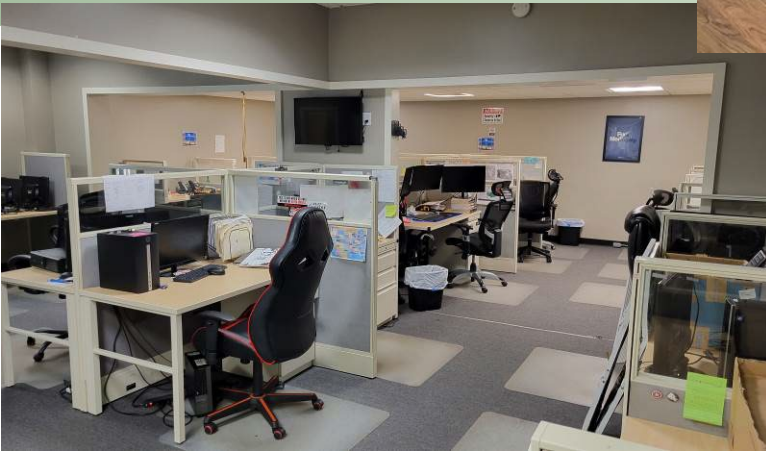
Exclusive Agent:

Jeremy D. Hackett
Licensed Real Estate Broker
Managing Partner
Direct: (631) 391-6359
jeremy@metrorealtyservices.com

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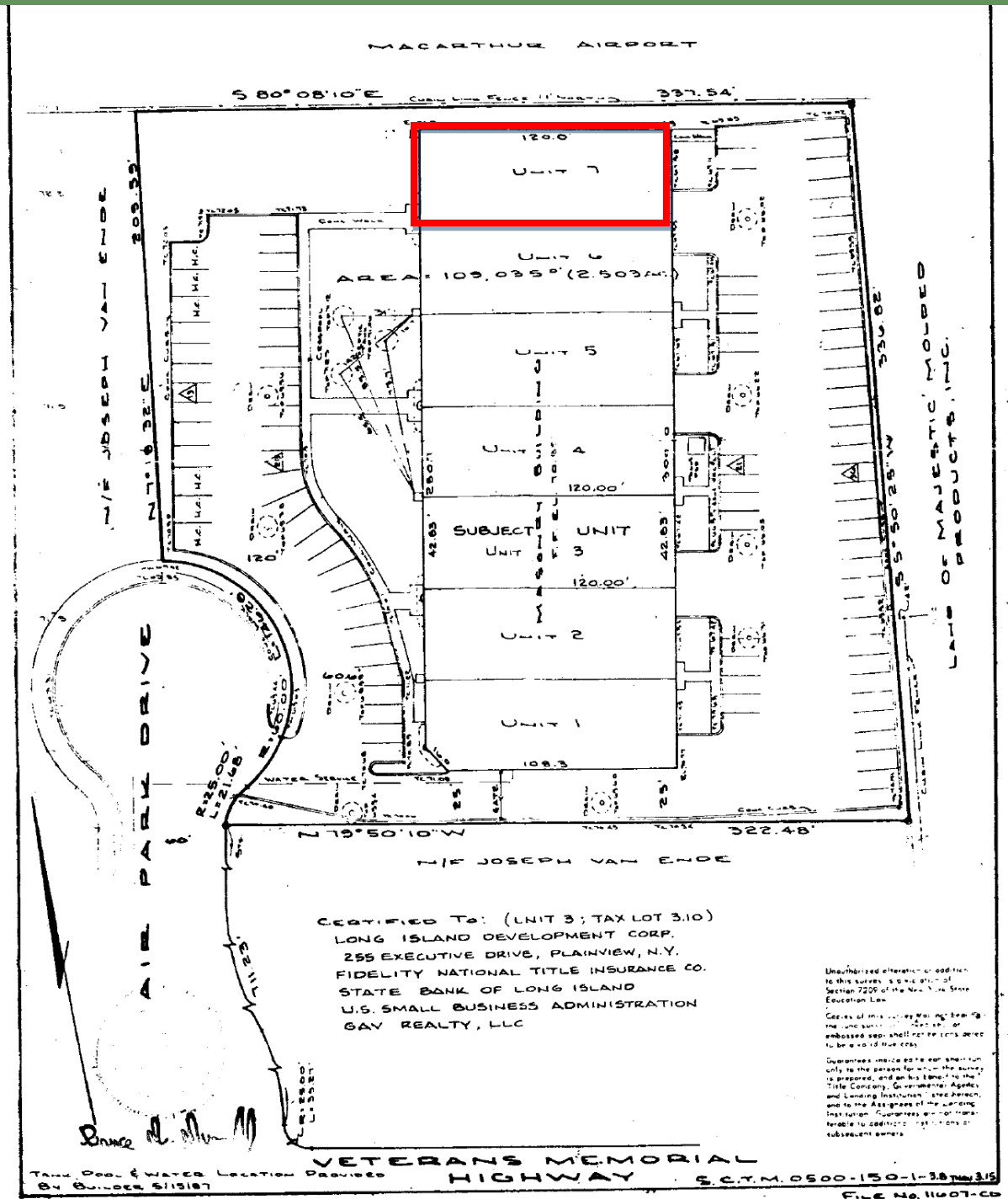
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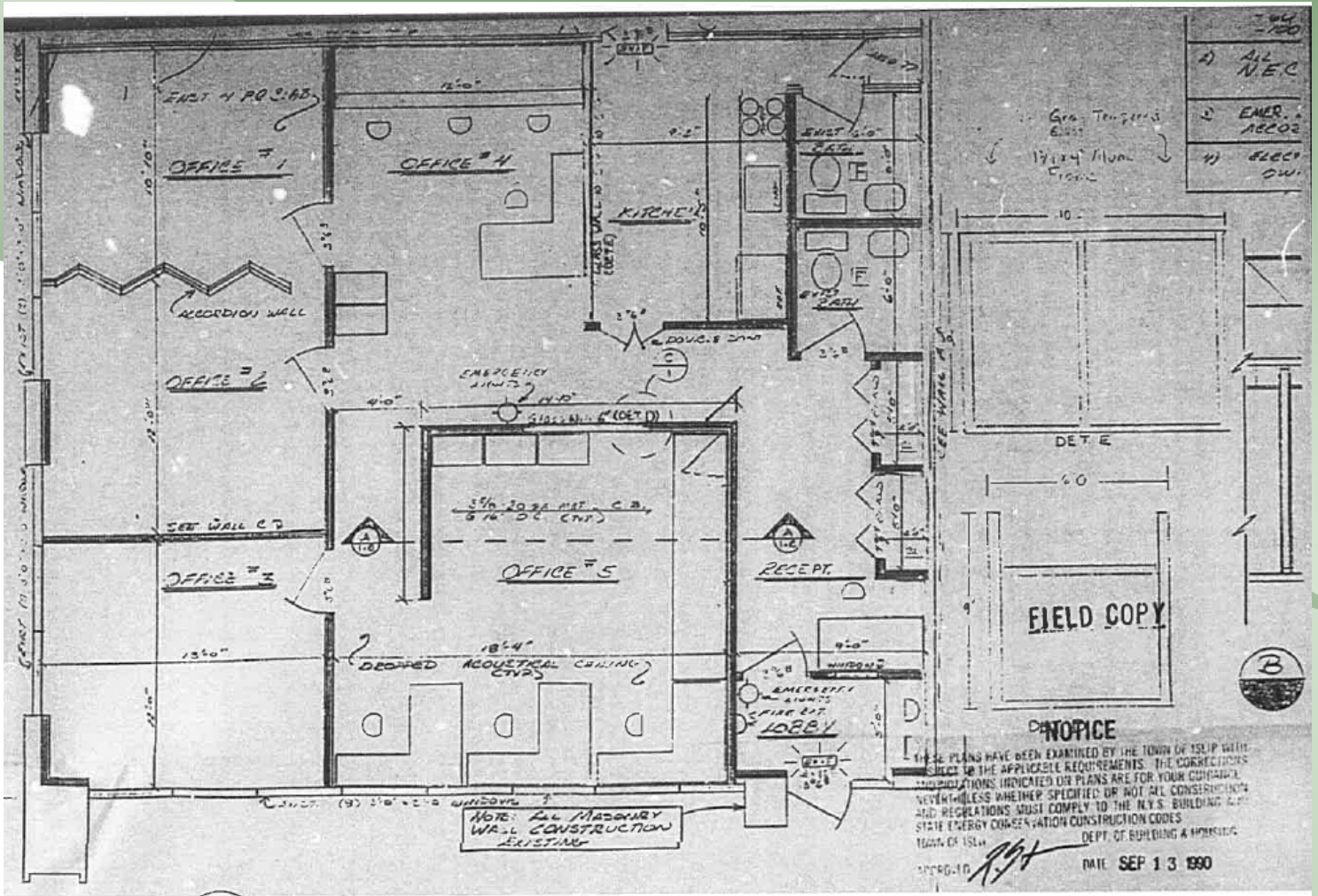


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***Front Office Layout (Has been slightly modified)

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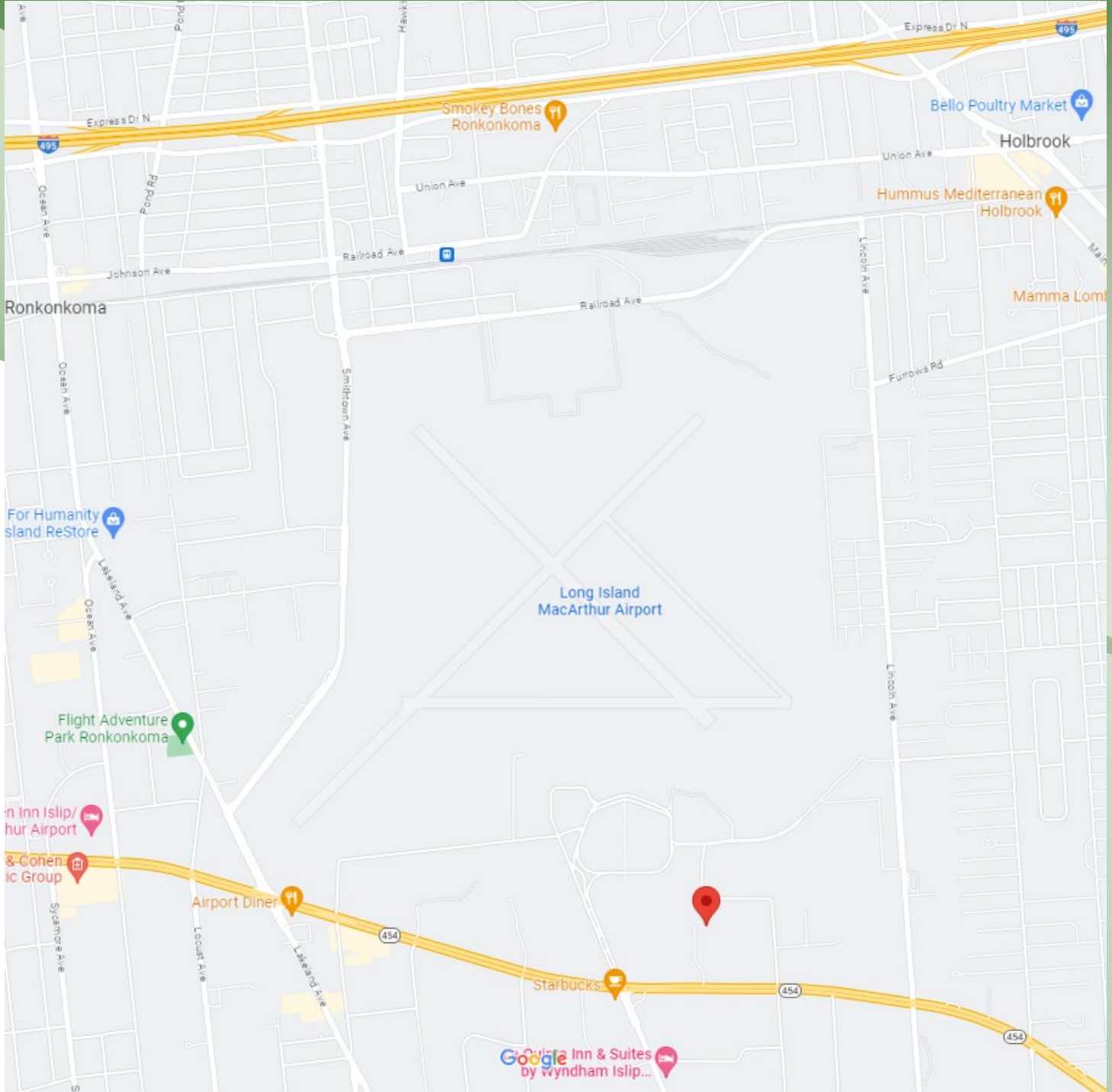
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