



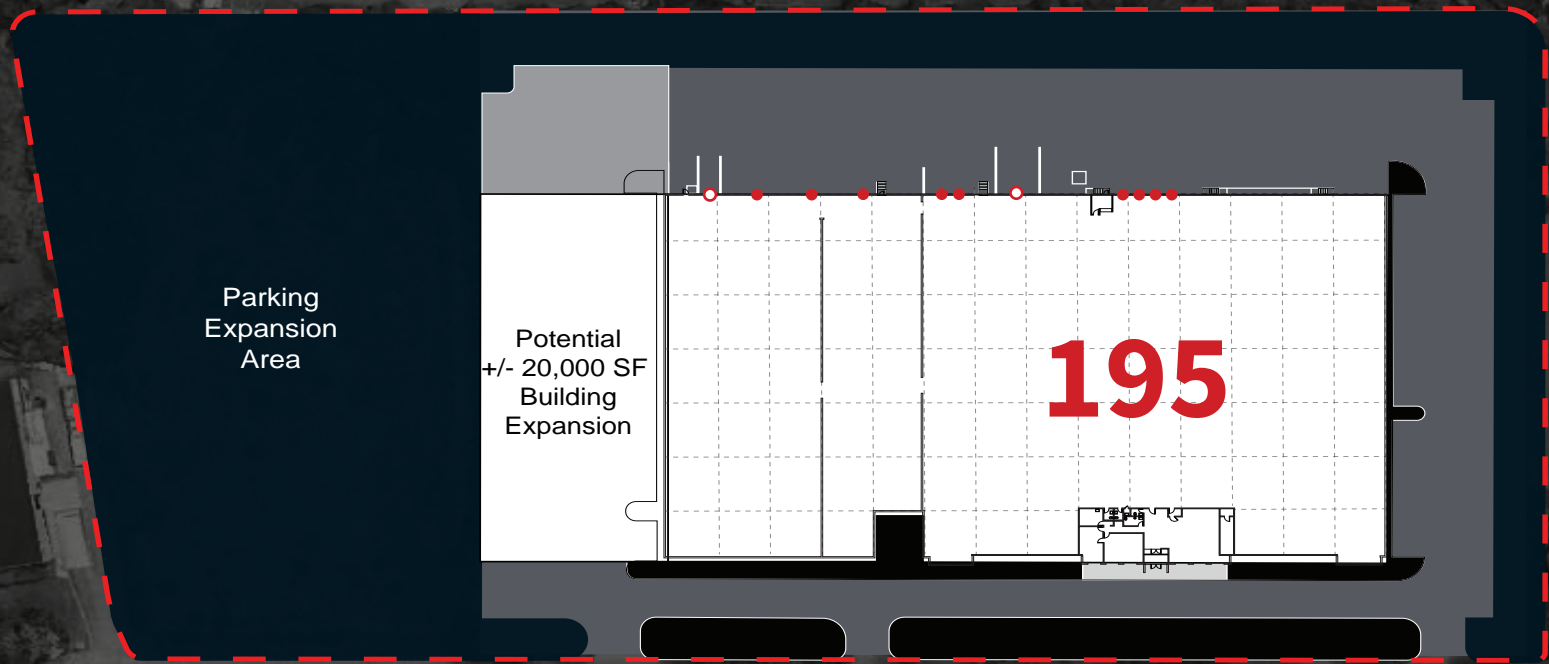
# For Lease

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

Please Contact: Tom Attivissimo, CCIM  
Mobile: (516) 606-6161  
Email: [tomatti@greiner maltzofli.com](mailto:tomatti@greiner maltzofli.com)



# Property specs



- Loading dock
- Drive-in

<b>Building size</b>	± 104,796 SF	<b>Year built</b>	1979	<b>Taxes</b>	\$194,106 per year (\$1.89 PSF) for 2021-2022
<b>Warehouse</b>	± 101,796 SF	<b>Column spacing</b>	30' x 36'	<b>Comments</b>	<ul style="list-style-type: none"> <li>• Building expandable to ± 125,000 SF</li> <li>• Parking expandable</li> <li>• Additional loading docks can be added</li> <li>• Roof can be raised to 36' clear</li> <li>• Building can be divided</li> <li>• Available February 1, 2024</li> </ul>
<b>Office</b>	± 3,000 SF	<b>Sprinklers</b>	Wet		
<b>Lot size</b>	± 8.071 acres	<b>Lighting</b>	LED		
<b>Loading docks</b>	9	<b>Heating</b>	Gas		
<b>Drive-in</b>	2	<b>Electric</b>	1400 amps at 208V		
<b>Ceiling height</b>	18.5'	<b>Parking</b>	97 car spaces, 53 van spaces, and 22 trailer spaces		





# Radius map



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