



**Property ID #48723**  
**10 Fleetwood Court, Ronkonkoma, New York 11779**

SCTM# 0500-126.00-01.00-070.011

**31,890sqf Block Building on 2.32 Acres (101,244sqf)**

**\*NEW LOWER SALE PRICE\***

**\$2,500,000.00**

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<b>Zoning:</b>	Industrial Transition District (710)	<b>Fire Systems:</b>	Fully Sprinklered
<b>Structure Style:</b>	Manufacturing with 25% Office	<b>2012-13 RE Taxes:</b>	\$73,269.16
<b>Building Sqf:</b>	31,890 Sqf (25K sqf Manufacturing-7K sqf office)	<b>Electric:</b>	2000 Amps
<b>Lot Size:</b>	2.32 Acres (101,244sqf)	<b>HVAC:</b>	4 separate AC/Heat combo units
<b>Construction:</b>	Concrete Block	<b>Heating Fuel:</b>	Gas
<b>Roof:</b>	Flat	<b>Water:</b>	Public
<b>Septic:</b>	Cesspools	<b>Loading:</b>	2 Docks & 1 Drive-In
<b>Parking:</b>	80 cars		

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**COMMENTS**

This 2.32 Acre subject property is ideal for MANUFACTURING and DISTRIBUTION with a Fully Sprinklered 31,890sqf Block Constructed building which is comprised of 7ksqf of Modern Office space and a 25ksqf Warehouse space that features: 16' under steel ceiling height, 2000 Amps of Power, Compressed Air Line Distribution, 2 Loading Docks and 1 Overhead Door.

**GREAT LOCATION** -The subject property is in a prime location on a Cul De Sac within a nicely kept industrial area that is just a couple of blocks off of Veterans Memorial Highway in Ronkonkoma, which is in the township of Islip, Long Island. Easy truck access to both the Long Island Expressway (495) and Sunrise Highway. Close proximity to MacArthur Airport.

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FOR FURTHER INFORMATION OR TO SCHEDULE AN INSPECTION, CONTACT EXCLUSIVE BROKER:

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