

A CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** EXCLUSIVE LISTING

2150 5TH AVENUE

RONKONKOMA, NEW YORK

40,000 SF INDUSTRIAL WAREHOUSE FACILITY | AVAILABLE Q1 2026 FOR LEASE

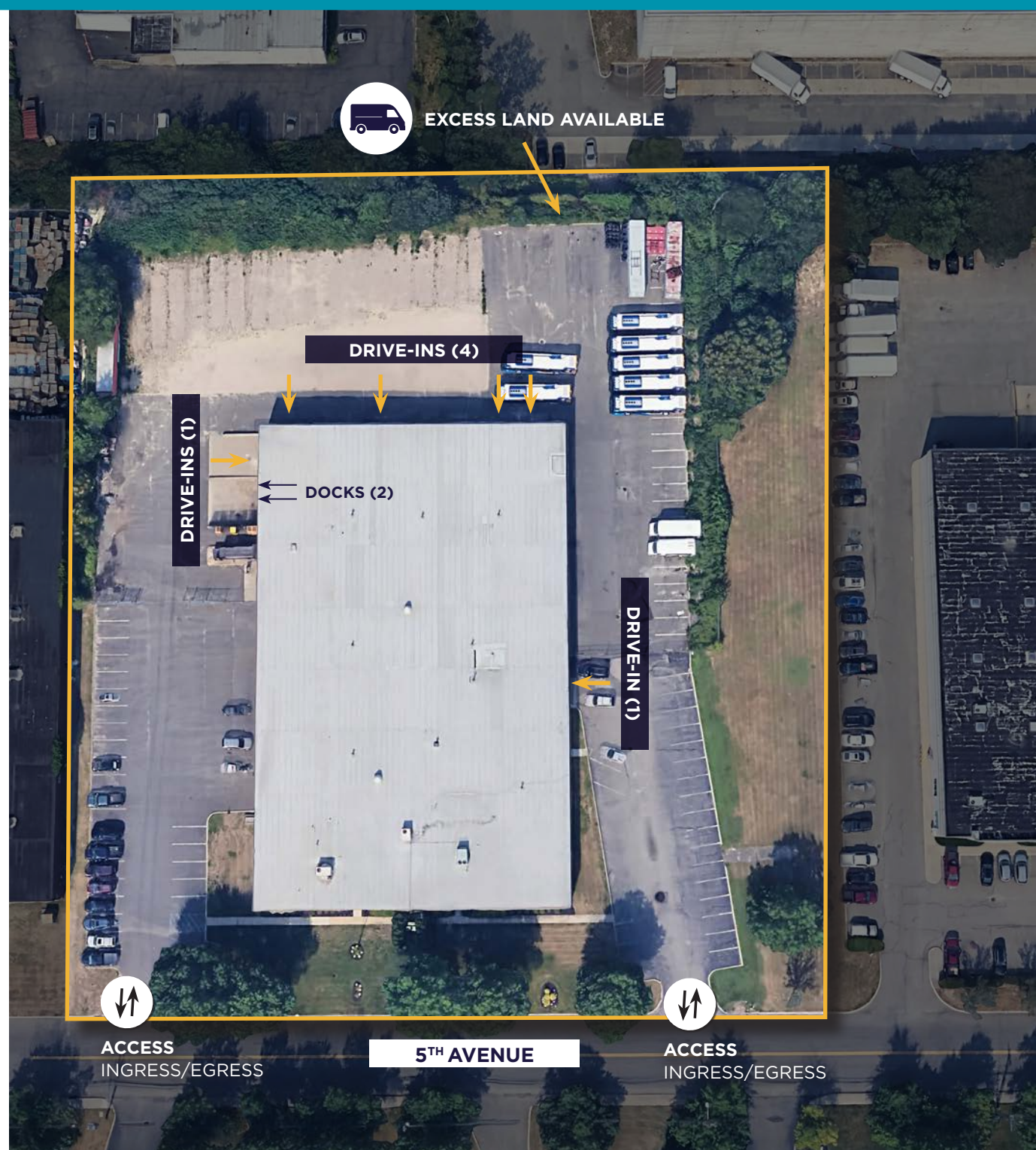


PROPERTY OVERVIEW

BUILDING SIZE:	±40,000 SF
DIVISIONS:	Potential (See Floor plan)
OFFICE SPACE:	±6,556 SF
PLOT SIZE:	±3.55 AC
BUILDING COVERAGE:	25%
CEILING HEIGHT:	18' Clear
LOADING DOCKS:	2 Docks
DRIVE-INS:	6 Drive-Ins
CAR PARKING:	86 Spaces (Expandable)
POWER:	1,200 Amps
HEAT:	Gas
OCCUPANCY:	Q1 2026
REAL ESTATE TAXES:	\$100,580.36 (\$2.51 PSF)
LEASE PRICE:	Upon Proposal

PROPERTY HIGHLIGHTS

- Additional land available
- Situated in a planned industrial park
- Immediate access to the Long Island Expressway





LONG ISLAND INNOVATION PARK (HAUPPAUGE)



EXIT 54

LONG ISLAND EXPRESSWAY

EXIT 57



VETERANS HIGHWAY



Raymour & Flanigan
FURNITURE | MATTRESSES



LONG ISLAND MACARTHUR AIRPORT (ISP)



LOCATION OVERVIEW



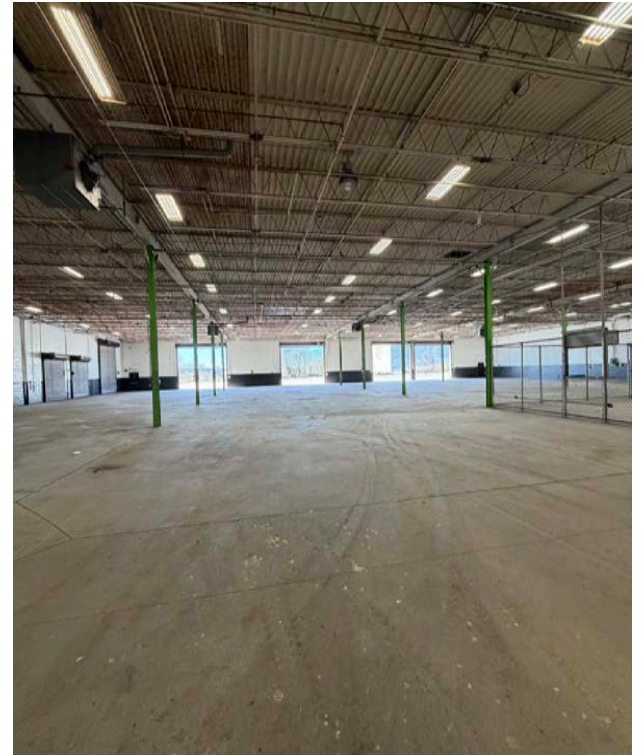
NASSAU COUNTY | 16 MILES



HAMPTONS | 27 MILES

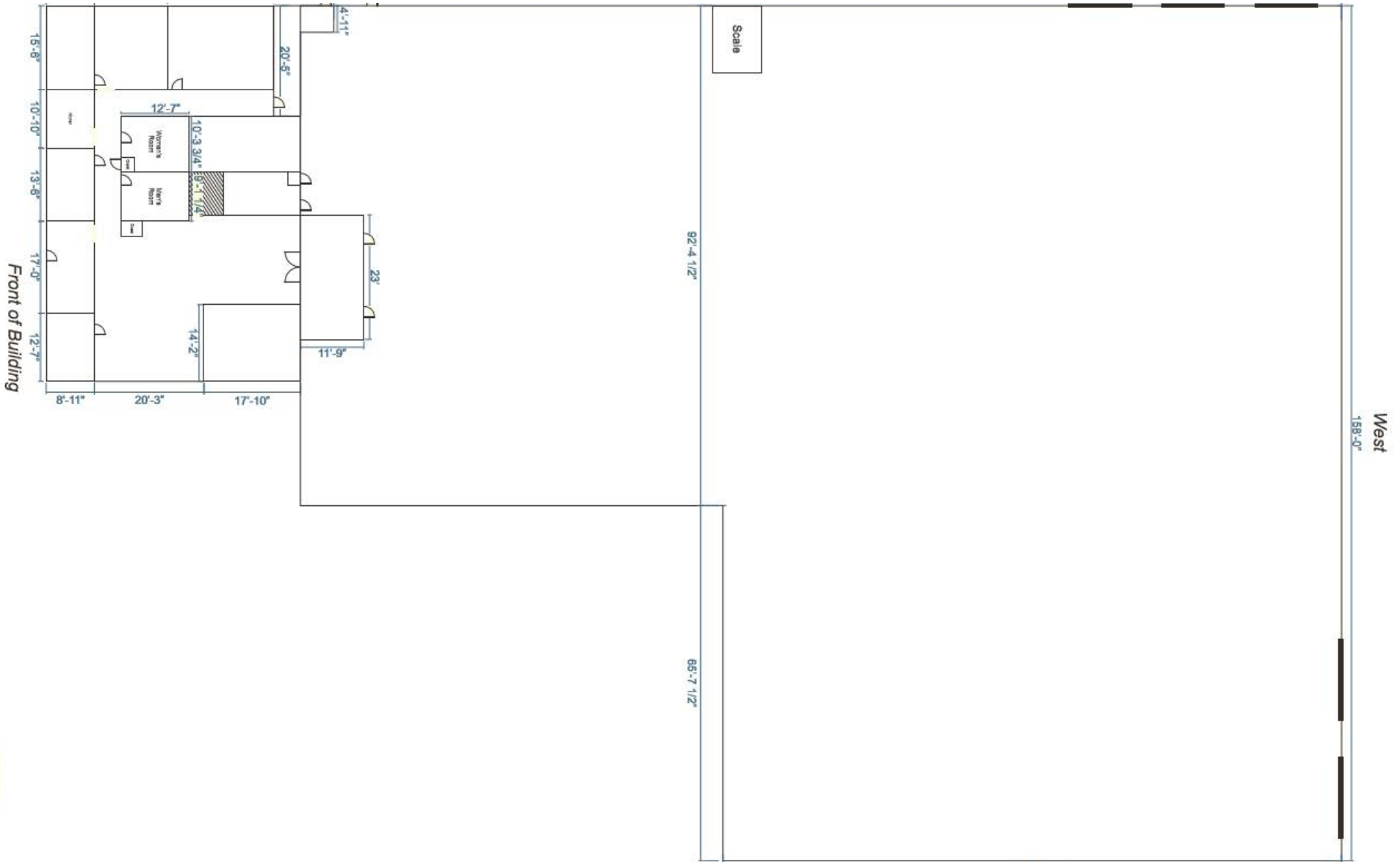


NYC | 34 MILES



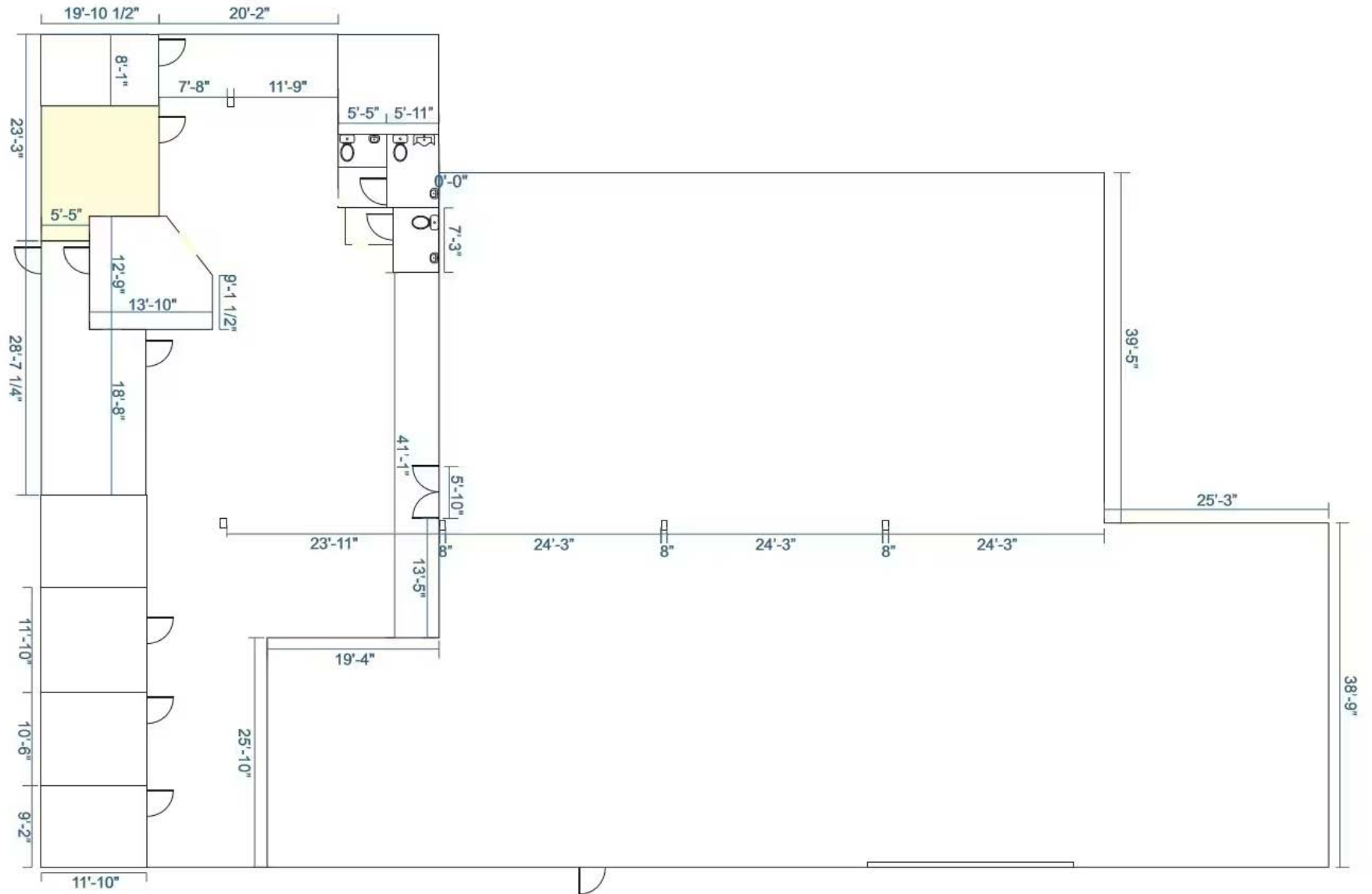
FLOOR PLAN

28,000 SF INCLUDES 3,381 SF OFFICE

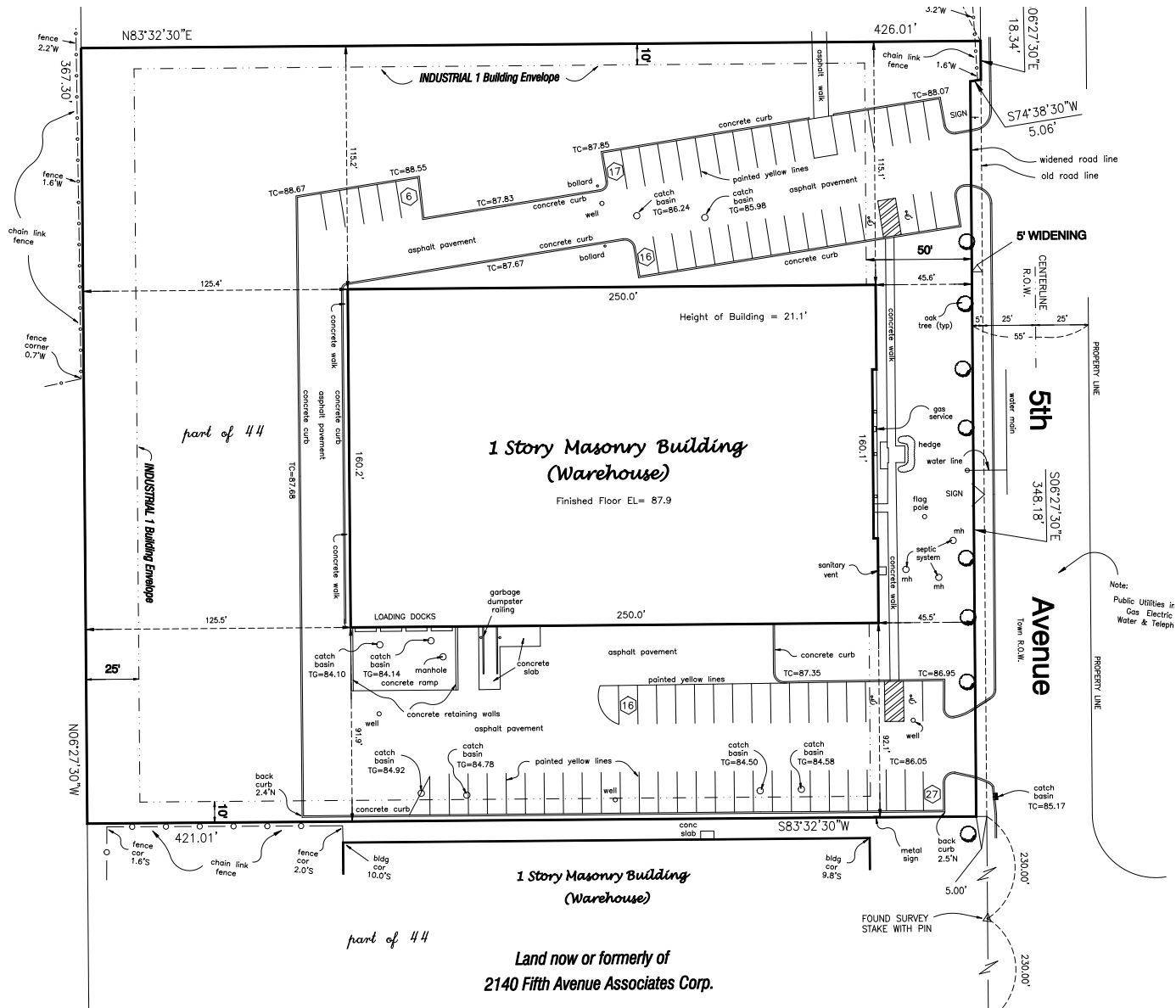


FLOOR PLAN

12,000 SF INCLUDES 3,175 SF OFFICE



SITE SURVEY



INDUSTRIAL WAREHOUSE FACILITY FOR LEASE

2150 5TH AVENUE
RONKONKOMA, NY



FOR MORE INFORMATION,
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