



FOR LEASE · SALE POSSIBLE · ATLANTIC PROPERTY SERVICES

4333 **145,000**
VETERANS MEMORIAL HWY SQUARE FEET ± DIVISIBLE

Ronkonkoma, New York

\$13.75/SF	Sale Possible	18'-22'	8 Docks 2 Drive-In	7,000 AMPS	10 Acres±
LEASE RATE		CLEAR HEIGHT	LOADING	POWER	LOT SIZE

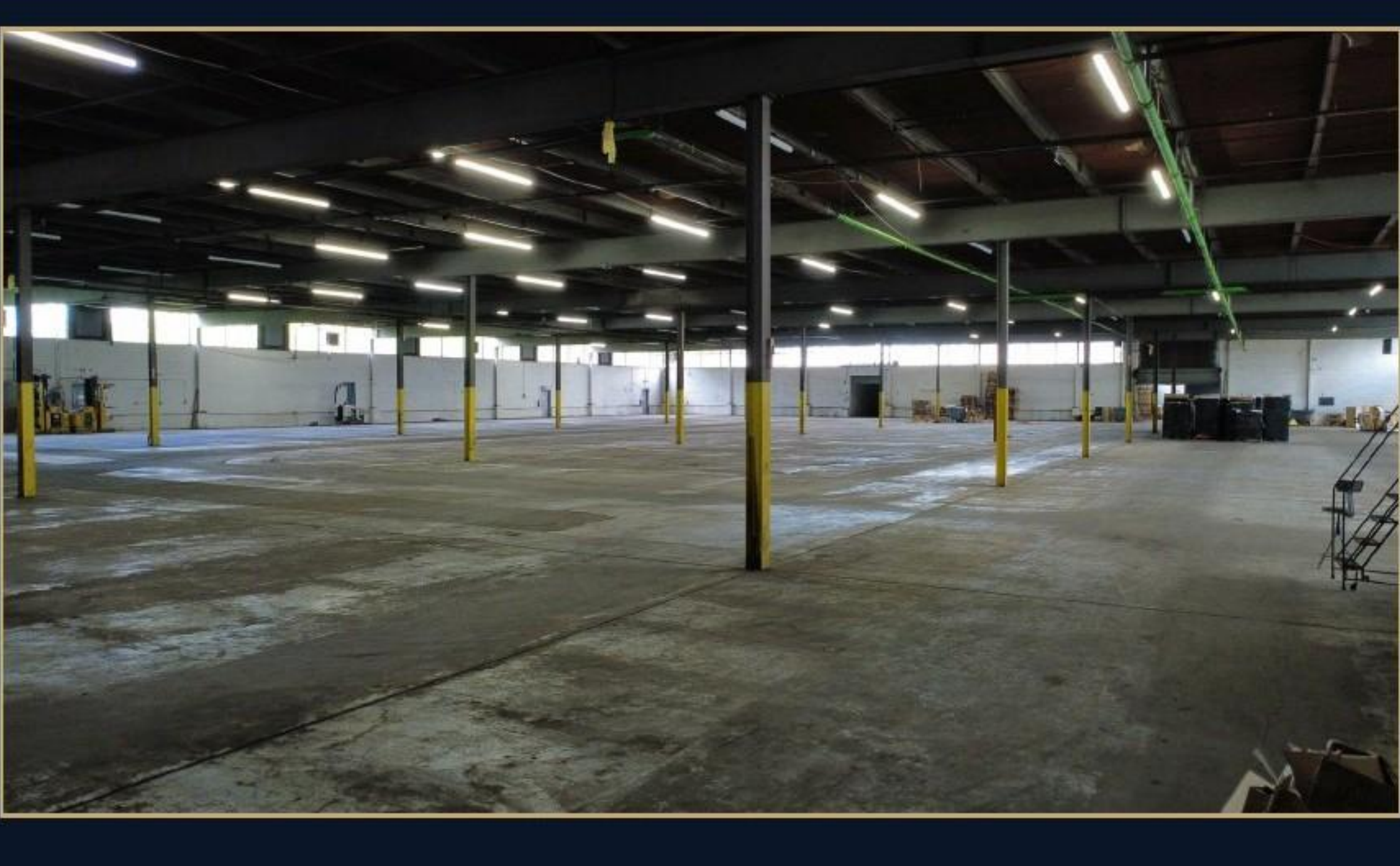
ATLANTIC
PROPERTY SERVICES

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INTERIOR · WAREHOUSE SPACE

Expansive Industrial Warehouse

145,000 SF± of divisible space with best-in-class infrastructure



BUILDING SIZE 145,000 SF±	OFFICE SPACE 8,000 SF±	CEILING HEIGHT 18'-22' Clear	LOADING 8 Docks + 2 Drive-In
POWER 7,000 AMPS	SPRINKLERS Wet System	HEAT Gas	DIVISIBLE Yes

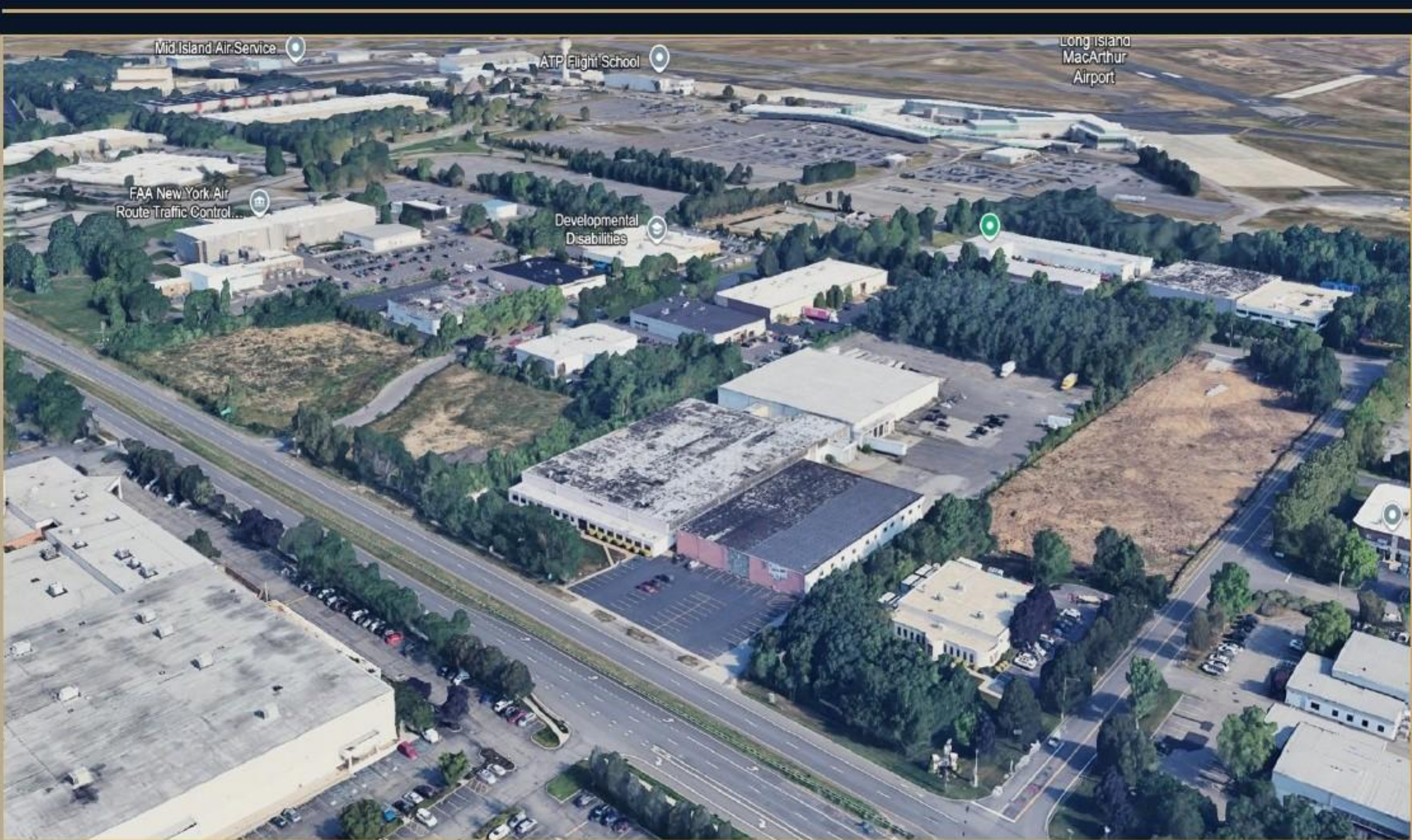
\$13.75 NET LEASE RATE PER SF	Sale Possible
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LOCATION · AERIAL VIEWS

Strategic Long Island Location



AERIAL VIEW



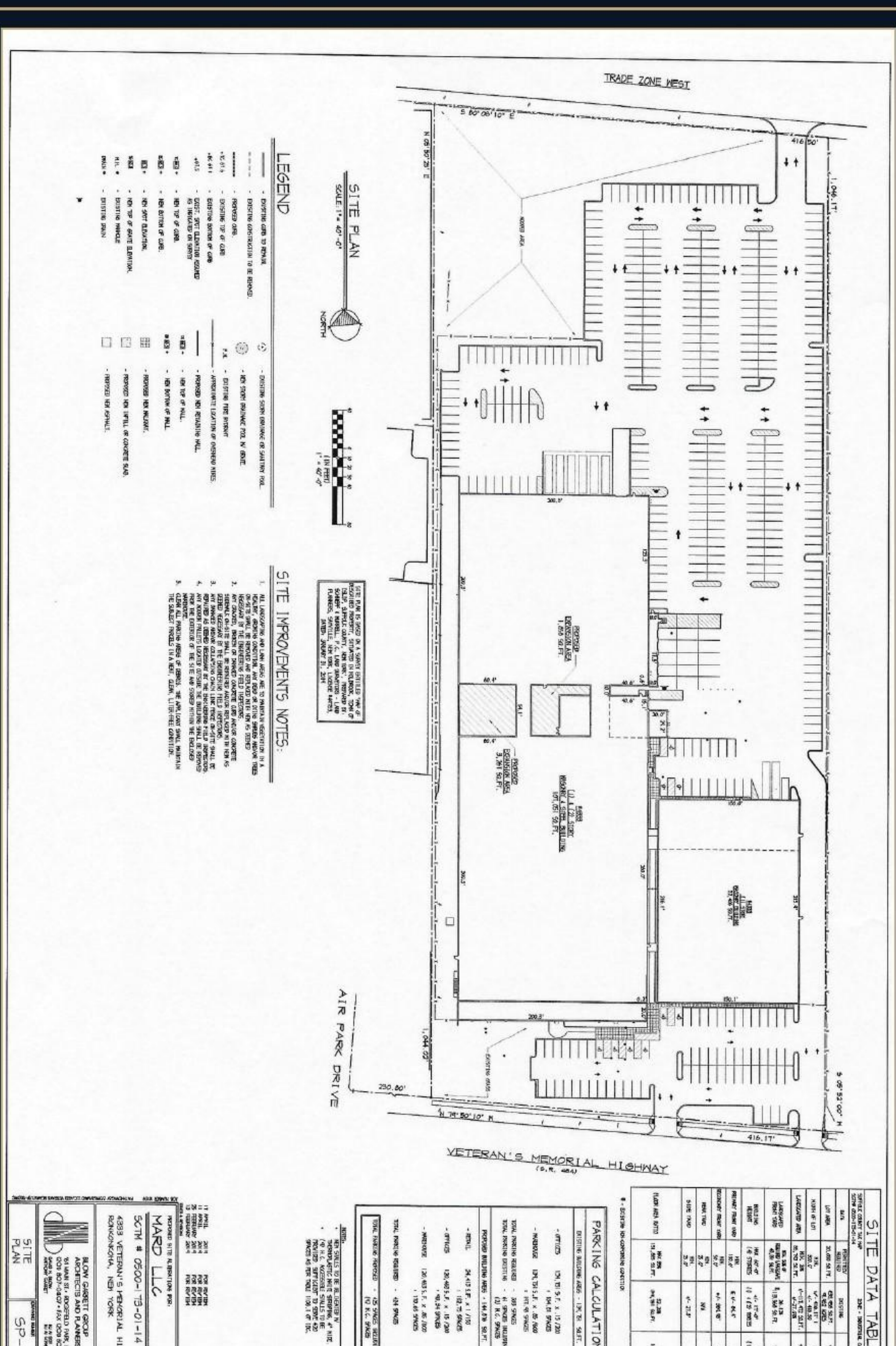
LOCATION MAP

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SITE PLAN · 10 ACRES

Site Plan & Parcel Survey



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