



INDUSTRIAL · 50,482 SF ON ±4.00 ACRES

1860 SMITHTOWN AVENUE

RONKONKOMA, NY · SUFFOLK COUNTY

50,482

TOTAL SF

4.00

ACRES

22'

CLEAR HEIGHT

3 + 2

DOCKS + DRIVE-IN

2,000A

POWER

PROPERTY HIGHLIGHTS

- Ideal for a Corporate Headquarters
- Excellent Distribution Facility
- Oversized Lot Offers Expansion Capability
- Strong Local Labor Force
- Minutes from LIE & MacArthur Airport
- IDA Benefits Available for Qualified Purchasers

PROPERTY DETAILS

ADDRESS	1860 Smithtown Ave, Ronkonkoma, NY
BUILDING SIZE	±50,482 SF
LOT SIZE	±4.00 Acres
OFFICE	±20%
CEILING HEIGHT	22' Clear
LOADING	3 Docks · 2 Drive-In
POWER	2,000 Amps
PARKING	Ample · Oversized Parcel
ZONING	Light Industrial
ANNUAL TAXES	\$135,135 (\$2.69 PSF)
STATUS	For Sale

\$13,500,000ASKING PRICE
~~\$14,500,000~~**\$267 / SF**

PRICE PER SF

\$135,135

ANNUAL TAXES

\$2.69 / SF

TAX PER SF

FOR INFORMATION, CONTACT EXCLUSIVE BROKERS

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This is a detailed architectural floor plan of the first floor of the FBI Laboratory building. The plan shows a large central area with rows of cubicles, a reception area, and various support spaces. Key areas labeled include 'RECEPTION AREA', 'LABORATORY', 'OFFICE', 'STORAGE', and 'RESTROOM'. The plan also shows the building's entrance, stairs, and various utility rooms.

PROPERTY PHOTOS



AERIAL VIEW



BUILDING EXTERIOR



SITE / YARD



WAREHOUSE



OFFICE SPACE



BREAK ROOM

LOCATION & ACCESS



- Minutes from the Long Island Expressway (I-495)
- Close to Long Island MacArthur Airport
- Oversized 4.00-acre parcel with expansion capability
- Strong local labor force · Light Industrial zoning
- IDA benefits available for qualified purchasers