### For Sale or Lease | Industrial 119 Gary Way, Ronkonkoma NY 11779



Building Size:	5,000 sf ±
Lot Size:	.47 acres ±
Offices:	1,500 sf ±
Ceiling Height:	14'±
Drive-Ins:	1
Heat:	Gas
Power:	400 amps
Sprinklered:	Fully

- Electric retrofit with LED lights.
- Four bathrooms, kitchen, Four private offices plus bullpen.
- Fenced yard.
- Paved lot.
- Loft for additional storage.
- Landscaping, IGS, Security Cameras, Alarm.
- New A/C
- Close to Long Island Expressway, LIRR & MacArthur Airport.

Asking Sale Price: Asking Lease Price: Taxes: \$1,675,000.00 \$ 8,000 / month gross \$19,171.53 / year ±



#### **Exclusive Agent:**

Jeremy D. Hackett Licensed Real Estate Broker Managing Partner Cell: <u>(516) 456-0108</u> jeremy@metrorealtyservices.com

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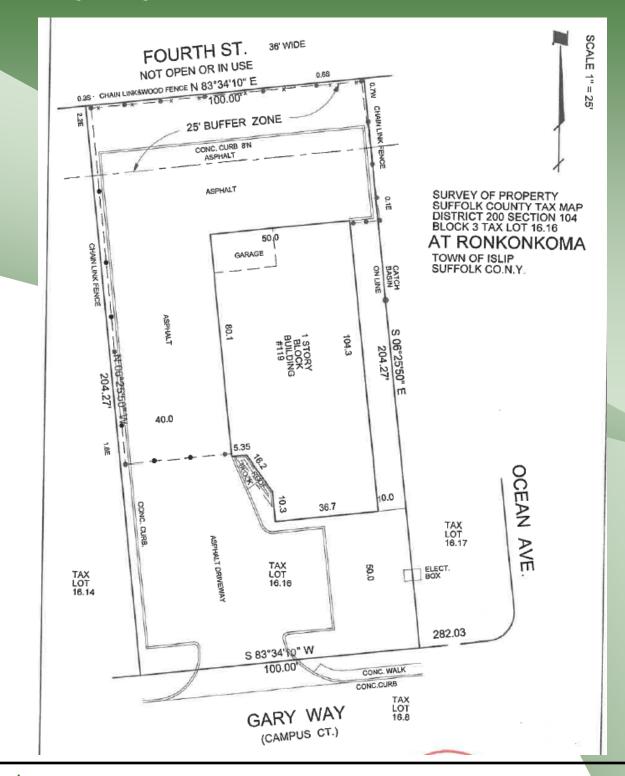
REALTY SERVICES LLC 201 Moreland Road, Ste 4, Hauppauge, NY 11788 (631) 770-0700 ~ info@metrorealtyservices.com www.metrorealtyservices.com

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