

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

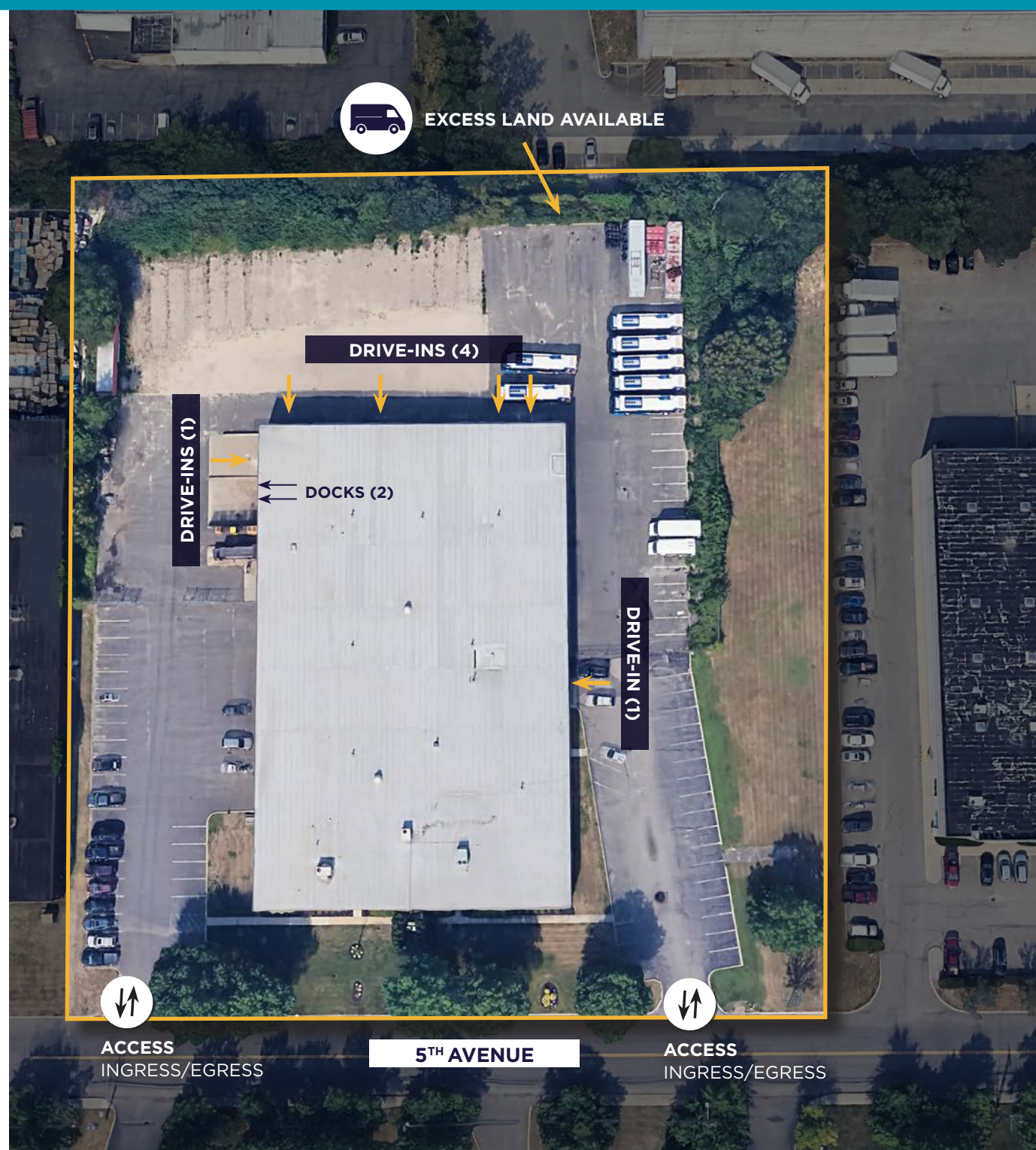


PROPERTY OVERVIEW

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





LOCATION OVERVIEW



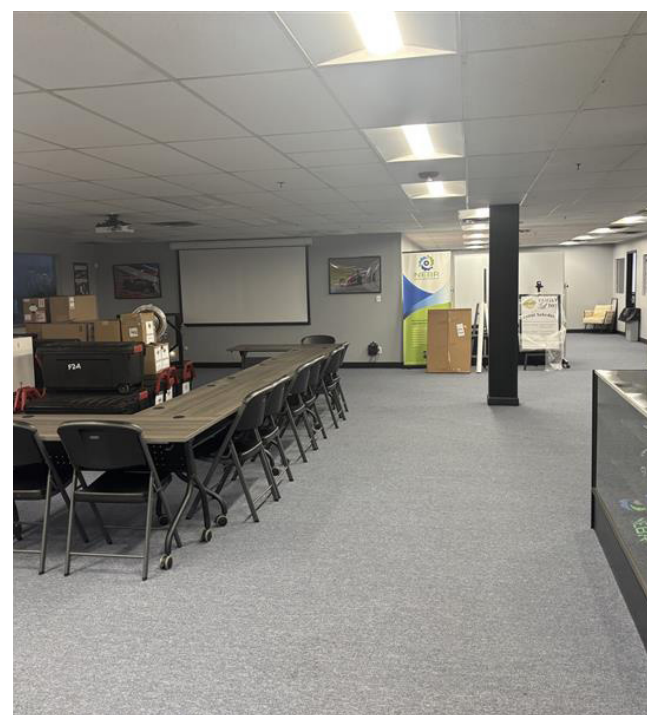
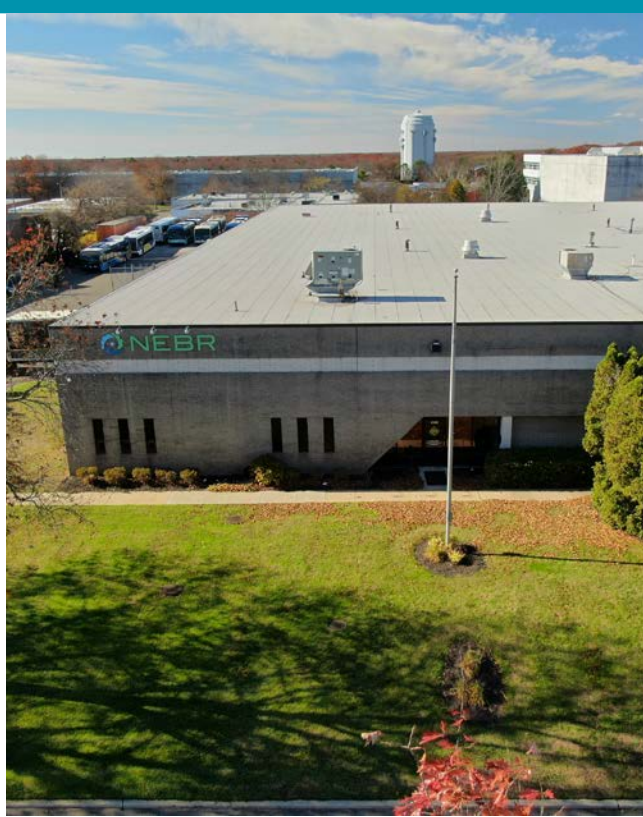
NASSAU COUNTY | 16 MILES



HAMPTONS | 27 MILES

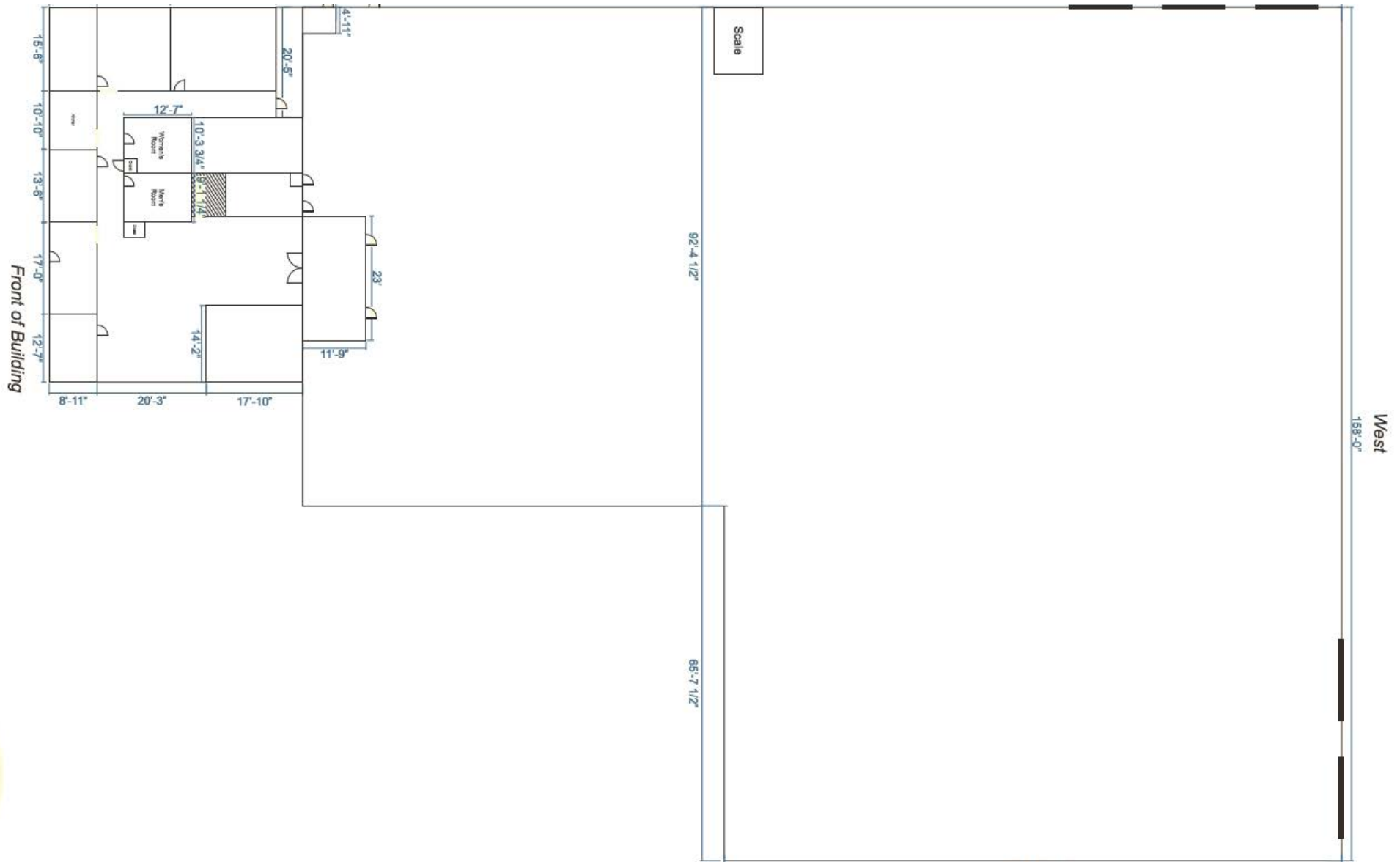


NYC | 34 MILES



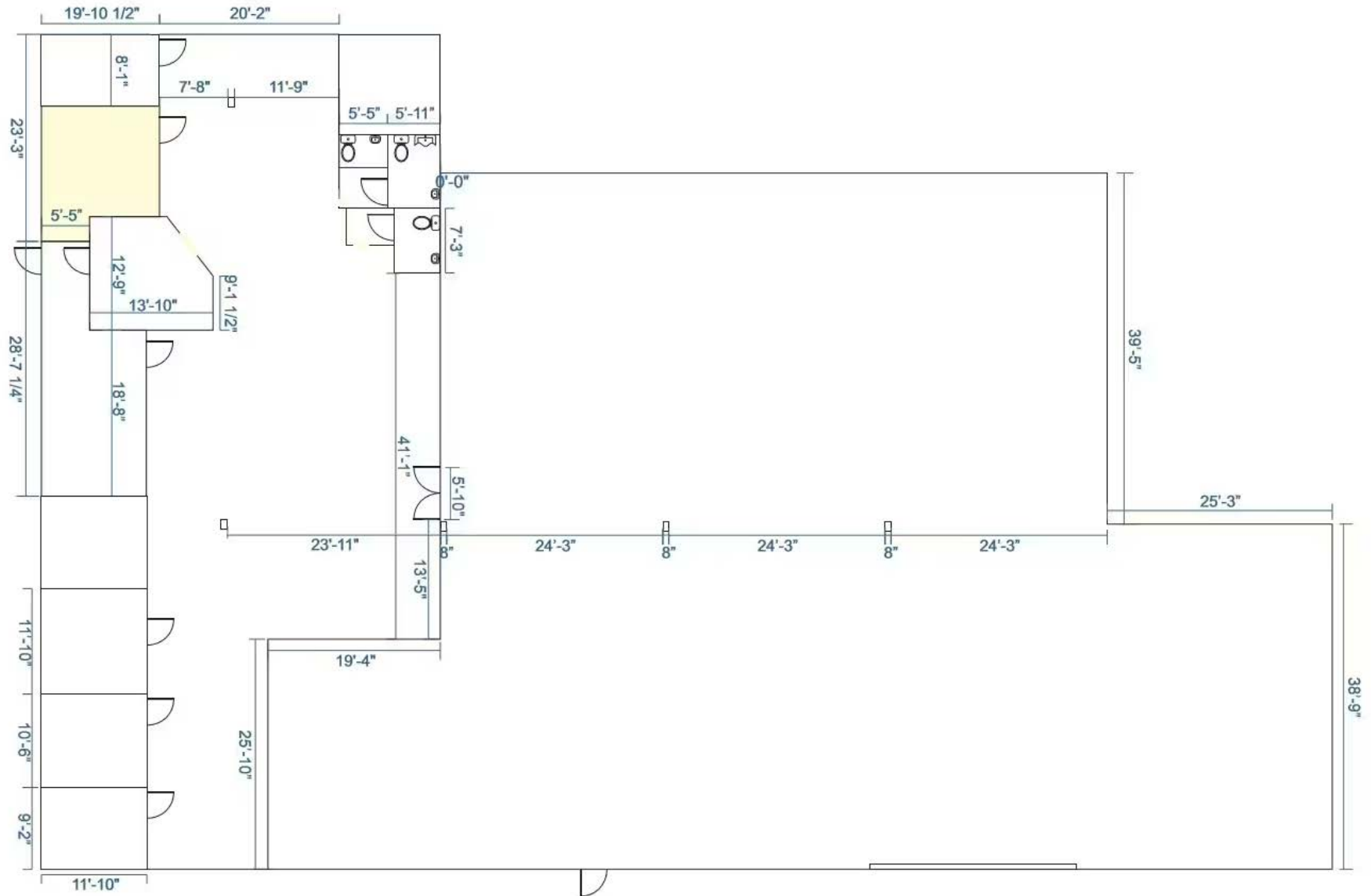
FLOOR PLAN

28,000 SF INCLUDES 3,381 SF OFFICE



FLOOR PLAN

12,000 SF INCLUDES 3,175 SF OFFICE





INDUSTRIAL WAREHOUSE FACILITY FOR LEASE

2150 5TH AVENUE
RONKONKOMA, NY



FOR MORE INFORMATION,
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