

Flex

Exclusive Listing

Sale

Industrial Condo
701-3 Koehler Avenue
Ronkonkoma, NY 11779

Property Information

Min Size: 5,000
Max Size: 5,000
GLA: 5,000
Sale Price: \$800,000
Lease Rate PSF:
Lease Type: + Utilities & Cleaning
Electric PSF:
CAM PSF: 0.93
Possession: Immediate
Office size: 4000
Floor: 1
Ceiling Hgt: 18'
Fuel: Gas
Sprinklered: 0
Power: 200
Loading Docks: 1
Drive Ins: 1
Parking: Ample
RE Taxes: \$9,500
Lot Size (Acres):
Zoning:



Excellent for R&D, Electronic Company Great Parking Frontage on Ocean Avenue Can be combine with 701-2 for a total of 7,500 SF Asking \$1,125,000 (\$150/SF) Both units in Contract \$1,050,000 (\$140/ SF)

For Information, please contact: Edward Pidgeon (631)761-6888 Direct Dial Email epidgeon@cbcli.com

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