

# Industrial

## Exclusive Listing

# Lease

**140 Gary Way  
Ronkonkoma, NY 11779**

### Property Information

Min Size:	5,500
Max Size:	5,500
GLA:	5,500
Sale Price:	
Lease Rate PSF:	
Lease Type:	Gross
Electric PSF:	
CAM PSF:	
Possession:	Immediate
Office size:	935
Floor:	1
Ceiling Hgt:	15'
Fuel:	Gas
Sprinklered:	0
Power:	0
Loading Docks:	0
Drive Ins:	4
Parking:	Ample
RE Taxes:	
Lot Size (Acres):	0.5
Zoning:	L1



Prime industrial building for lease with fenced-in yard. 25% office / R & D (may be reduced or expanded to suit requirement). Full HVAC throughout. Additional mezzanine space not included in square footage. Please call for pricing.

**For Information, please contact:** Brian McGuire

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