

**+/- 32,000 SF AVAILABLE  
FOREIGN TRADE ZONE @ AIRPORT  
TAX EXEMPT FOR QUALIFIED USERS**



**300 TRADE ZONE DRIVE, RONKONKOMA, NY**

**BUILDING SPECIFICATIONS:**

<b>Building Size:</b>	<b>+/- 32,000 SF</b>
<b>Plot:</b>	<b>+/- 3 Acres</b>
<b>Office:</b>	<b>+/- 5,600 SF 2nd Floor</b>
<b>Loading:</b>	<b>1 Drive In (Double-wide; Electrically operated) 4 Loading Docks (Electrically operated)</b>
<b>Power:</b>	<b>800 Amps @ 480 Volts</b>
<b>Column Spacing:</b>	<b>27' x 33'</b>
<b>Ceiling Ht.:</b>	<b>+/- 22' in Warehouse</b>
<b>Heat:</b>	<b>Gas</b>
<b>Parking:</b>	<b>78 Cars</b>

**LEASE PRICE:** ~~\$6.50 PSF NET~~  
**REAL ESTATE TAXES:** Tax Exemption for Qualified Users

**REDUCED  
\$5.50 PSF GROSS**

**COMMENTS:**

- 1st Floor
  - Racking available with HiLo
  - Partial A/C in Factory/Warehouse.
  - Alarm System with Motion Sensors
  - Employee Cafeteria
- 2,500 lb. Capacity Elevator to 2nd Floor Offices which include:
  - Computer Room with Separate HVAC
  - Communications Room with CAT5 Wiring
  - Administrative Offices with view of Factory/Warehouse.
- Direct Access to LI MacArthur Airport

**EXCLUSIVE AGENT:**

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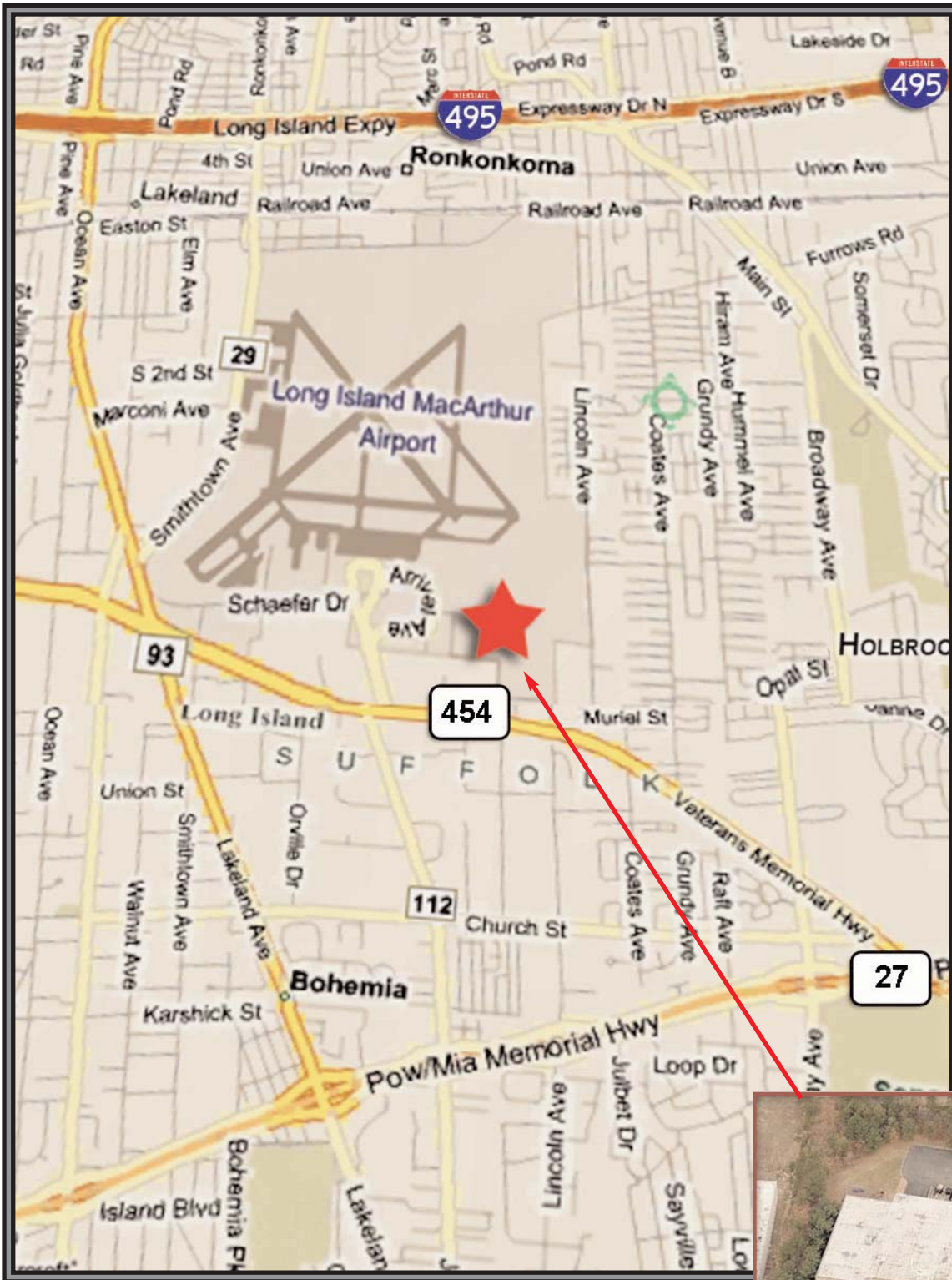
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EDWARDS**  
COMMERCIAL REAL ESTATE

**TCN**  
WORLDWIDE

**LOCATION MAP:**



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