

3175 VETERANS MEMORIAL HIGHWAY | RONKONKOMA, NEW YORK



75,432 SF INDUSTRIAL FACILITY | DIVISIBLE | BUILT TO SUIT OPPORTUNITY









# HIGHLIGHTS

ADDRESS	3175 Veterans Memorial Highway
DELIVERY	12 Months From Lease Execution
SQUARE FOOTAGE	75,432 SF (Divisible To 42,351 SF An 35,081 SF)
PILOT (IDA)	10 Year PILOT 50% RE Tax Abatement
OFFICE SQUARE FEET	To Suit
CLEAR CEILING HEIGHTS	32' Clear (Ability To Go To 40')
DOCKS	16 Docks
DRIVE-INS	2 (Expanadable)
COLUMN SPACING	54 'x 50' with 60' Speed Bays
PARKING	107 Stalls (Expandable To 121)
FRONTAGE	425' SF Of Frontage On Veterans Memorial Highway (454)



### AT 3175 VETERANS MEMORIAL HIGHWAY



## **Venture Park ISP II**

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### FOR LEASING INFORMATION, PLEASE CONTACT:



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