

VenturePark ISP II

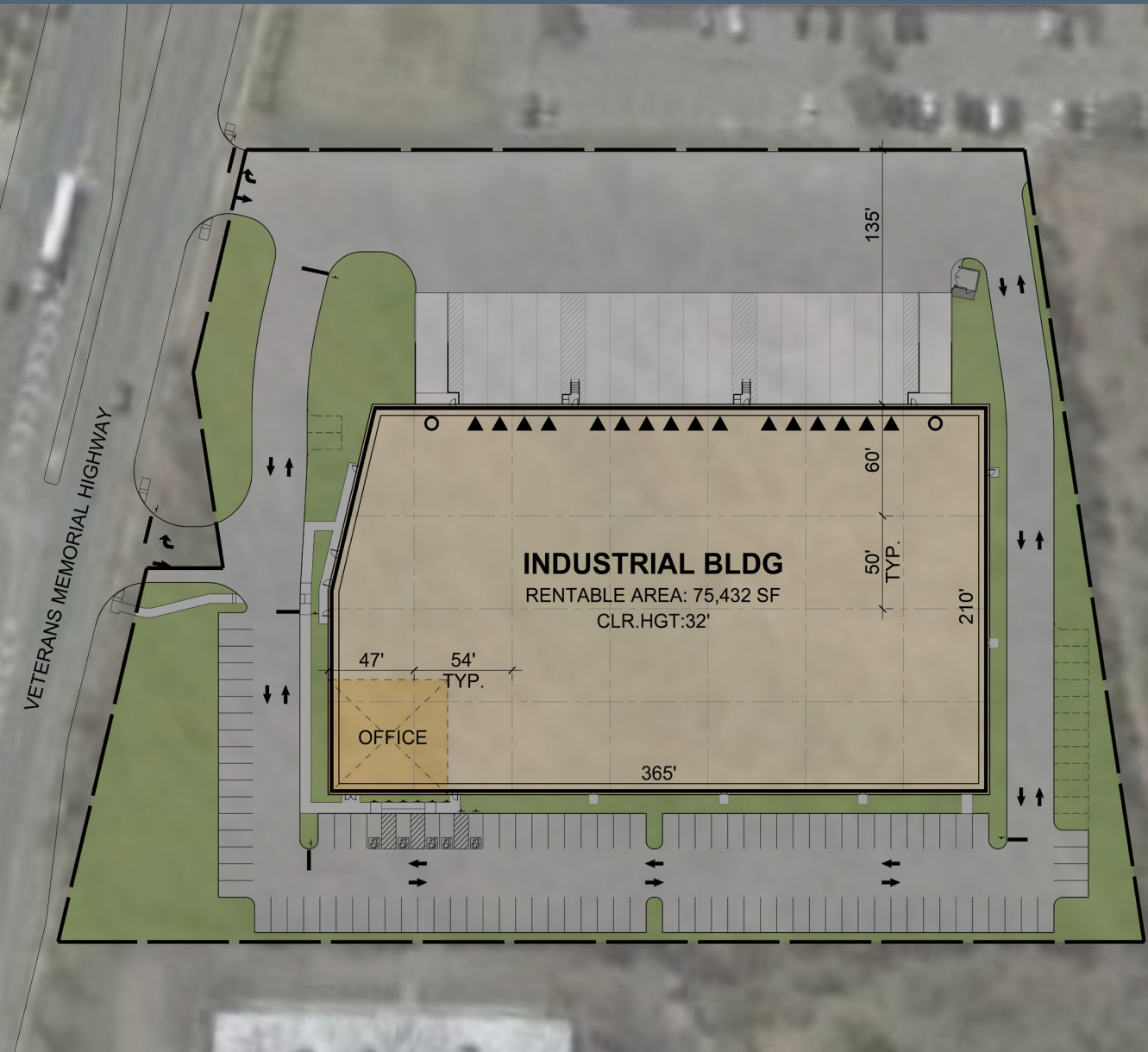
3175 VETERANS MEMORIAL HIGHWAY | RONKONKOMA, NEW YORK



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 And 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)

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AT 3175 VETERANS MEMORIAL HIGHWAY





NASSAU COUNTY | 16 MILES

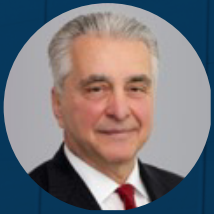


HAMPTONS | 27 MILES



NYC | 34 MILES

FOR LEASING INFORMATION, PLEASE CONTACT:



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