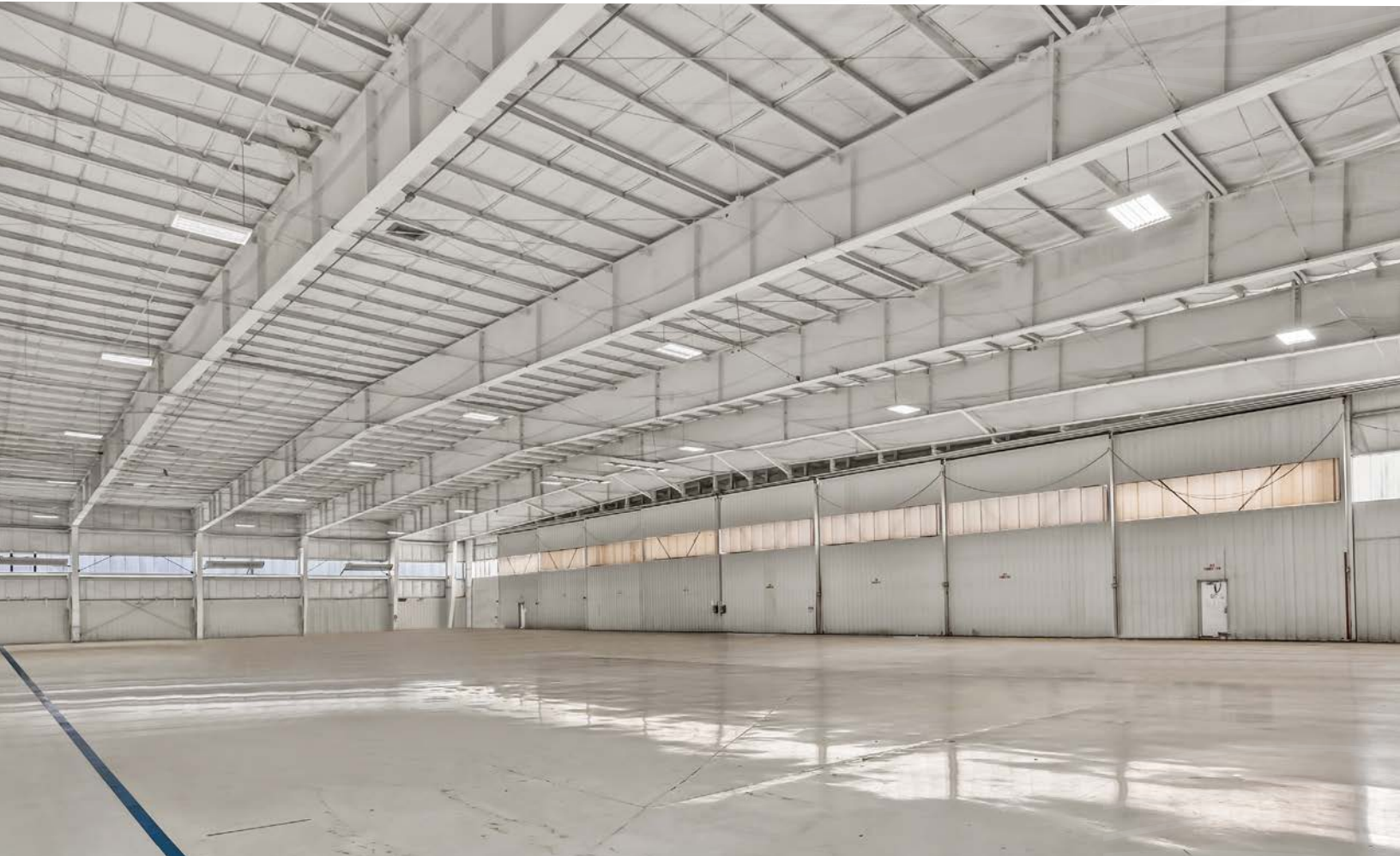


ONE ±55,536 SF AND ONE ±21,000 SF AIRCRAFT HANGAR FACILITY FOR LEASE AT

LONG ISLAND MACARTHUR AIRPORT

RONKONKOMA, NEW YORK 11779



BUILDING E
1956 SMITHTOWN AVENUE

BUILDING C
2111 SMITHTOWN AVENUE

CBRE

BUILDING C

LEASE RATE

\$31.00/SF/YEAR NNN FOR HANGAR SPACE

\$36.00/SF/YEAR NNN FOR OFFICE SPACE



BUILDING C FEATURES



TOTAL HANGAR FOOTPRINT
21,168 SF



HANGAR DOOR DIMENSIONS
97 FT 7 INCHES WIDE X 26 FT. TALL



BUILT IN 1980



MOUNTED FIRE EXTINGUISHERS
(RECENTLY INSPECTED)



CONCRETE FLOORS

CBRE is pleased to offer two aircraft hangar and office facilities for lease at the Long Island MacArthur Airport. Hangar E is a ±55,536 SF facility including ±31,250 SF of hangar space and ±24,286 SF of office space. Hangar C has a total building footprint of 21,168 SF. It is currently going through a remodel, and the final office layout can be configured to suit the tenant's need. This is an excellent opportunity to secure private hangar space in the high demand New York area hangar market, and would be a great fit for a private flight department or aviation-related business.

BUILDING E FEATURES



HANGAR BAY
31,250 SF



OFFICE SPACE
24,085 SF



HANGAR DOOR
DIMENSIONS
200 FT. WIDE X 28 FT. TALL



BUILT IN 1986



MOUNTED SPRINKLERS
(RECENTLY INSPECTED)

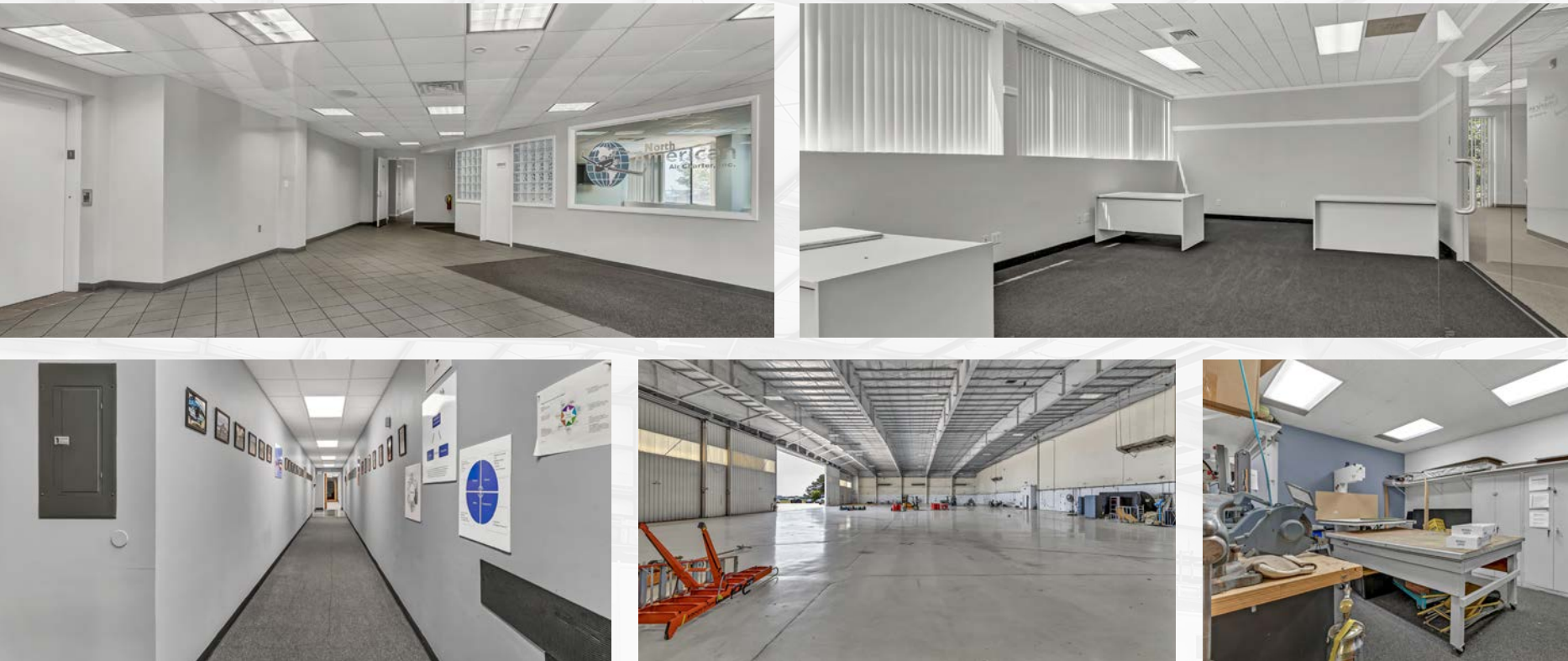


HIGH GLOSS
EPOXY FLOOR

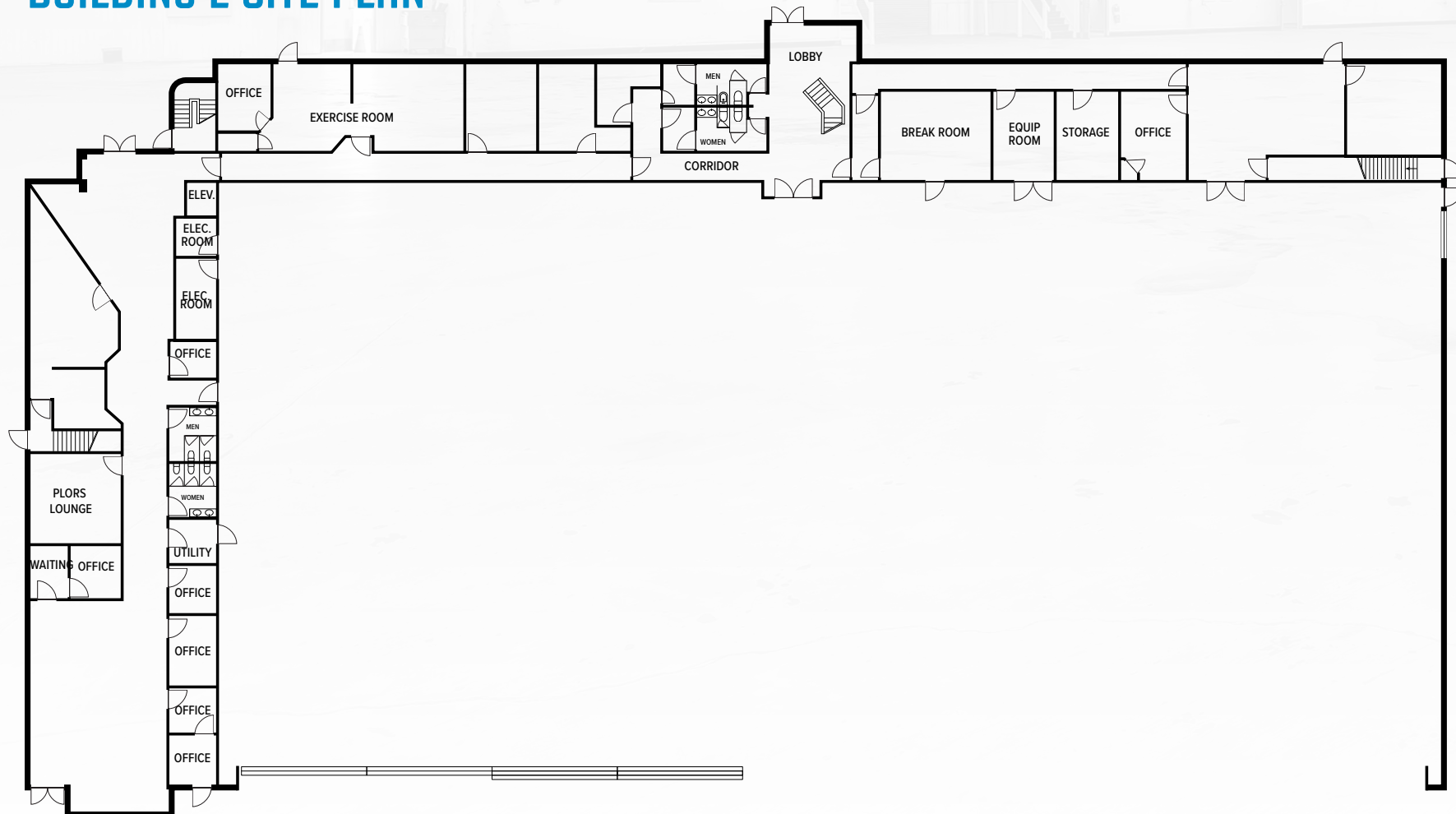


BUILDING E

BUILDING E OFFICE SPACE



BUILDING E SITE PLAN



HANGAR C
2111 SMITHTOWN AVENUE

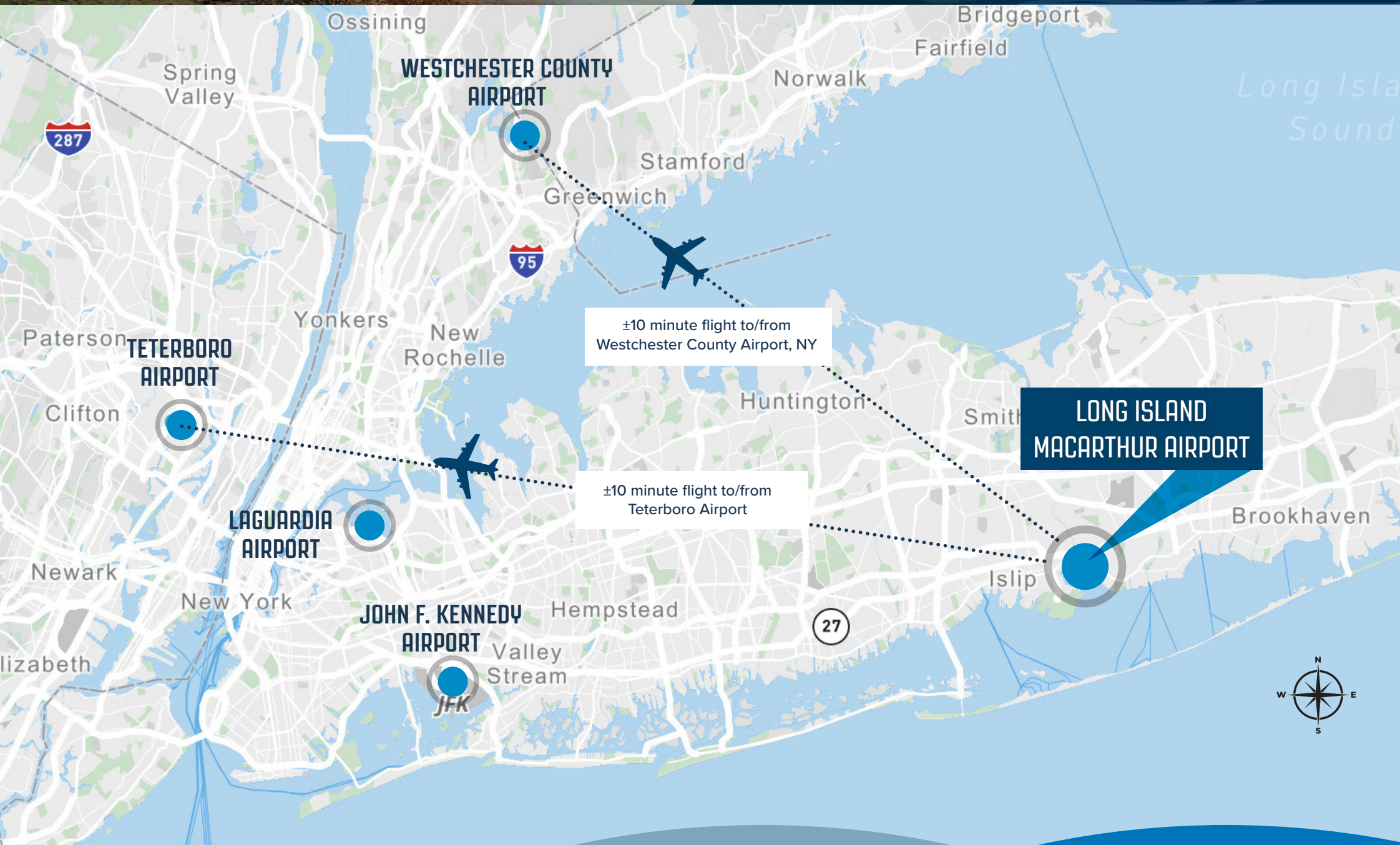
HANGAR E + OFFICE
1956 SMITHTOWN AVENUE



LONG ISLAND MACARTHUR AIRPORT

RONKONKOMA, NEW YORK

Long Island MacArthur Airport (formerly know as Islip Airport) is a public-use airport located approximately 50 miles outside of New York City in Ronkonkoma, New York. The airport primarily serves Nassau and Suffolk counties, and is a popular choice for both commercial and private aircraft operations. Long Island MacArthur Airport covers 1,311 acres and has three runways, the longest of which is 7,006 feet.



28

MILES TO WESTHAMPTON AIRPORT

66

MILES TO MONTAUK

57

MILES TO NEW YORK CITY

62

MILES TO TETERBORO, NJ



LONG ISLAND MACARTHUR AIRPORT

RONKONKOMA, NEW YORK 11779

KATRIN GIST

SENIOR VICE PRESIDENT NATIONAL LEAD | CBRE AIRPORT PROPERTIES

+1 206 947 1399 | KATRIN.GIST@CBRE.COM

BUILDING E



CBRE

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.
PMStudio_June2023