

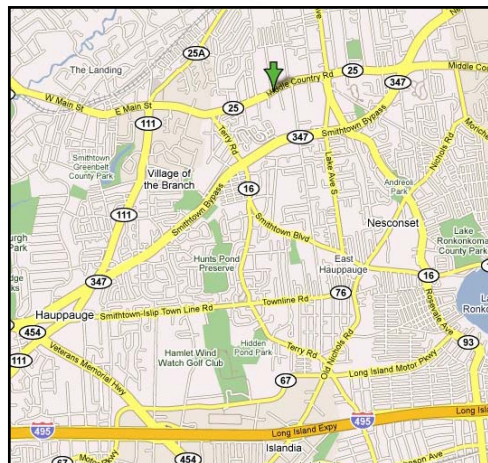


# 95,000 sq. ft. For Sale or Lease

## 500 Middle Country Road, Smithtown, NY

Schacker Real Estate Corp.

www.schackerrealty.com



<b>Lot Size:</b>	8 acres
<b>Office Space:</b>	8,000 sq. ft.
<b>Ceiling Height:</b>	18' - 21'
<b>Loading:</b>	4 Docks 2 Drive-ins
<b>Power:</b>	1,200 Amps
<b>Sprinklers:</b>	Full
<b>A/C:</b>	Full
<b>Heat:</b>	Gas
<b>Taxes:</b>	\$1.05/sq. ft.

**Sale Price:** \$9,250,000  
(*\$97.37/sq. ft.*)

**Lease Price:** \$8.00/sq. ft.  
(*includes base year taxes*)

**Contact: Schacker Realty 631-293-3700**

*All information is subject to errors, omissions, modification, and withdrawal.*

*Information is from sources deemed to be reliable but should not be relied upon without independent verification.*