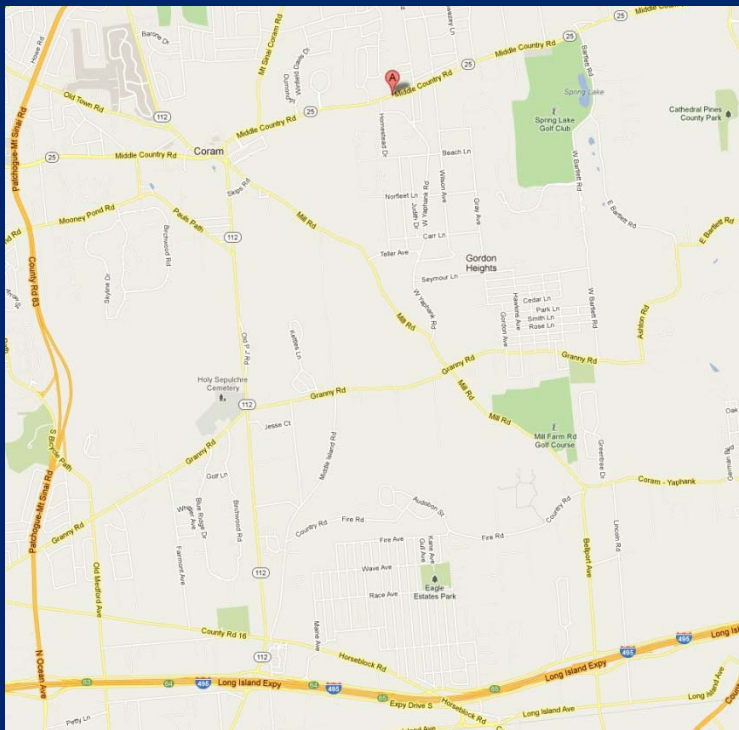


**Industrial Building Available For Sale**  
**53-55 Middle Country Road, Coram, NY**

**24,000 sq. ft.**



<b>Lot Size:</b>	2.5 Acres
<b>Office Space:</b>	BTS
<b>Ceiling Ht:</b>	20' @ 15,000sf 15' @ 10,000sf
<b>Loading:</b>	2 Drive-ins
<b>Sewers:</b>	City
<b>Heat:</b>	Gas
<b>Parking:</b>	±100 cars
<b>Annual Taxes:</b>	\$46,320 (\$1.93/sq. ft.)
<b>Sale Price:</b>	<b>\$2,000,000</b> (\$83.33/sq. ft.)

**For more information please contact:**

Schacker Real Estate Corp. 631-293-3700  
 info@schackerrealty.com

*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.*

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