

**16,000/SF Retail/Industrial Property for Lease or Sale**  
**1610 Rte 112, Medford, NY 11763**



**Specifications:**

Building Size: 16,000/sf  
Lot Size: 2.35 acres  
3 loading docks, 1 drive-in  
Fully air-conditioned  
Ordinary hazard sprinklers  
16' ceiling height  
Gas heat  
Occupancy: 60-90 days  
Zoning: J2 & A1

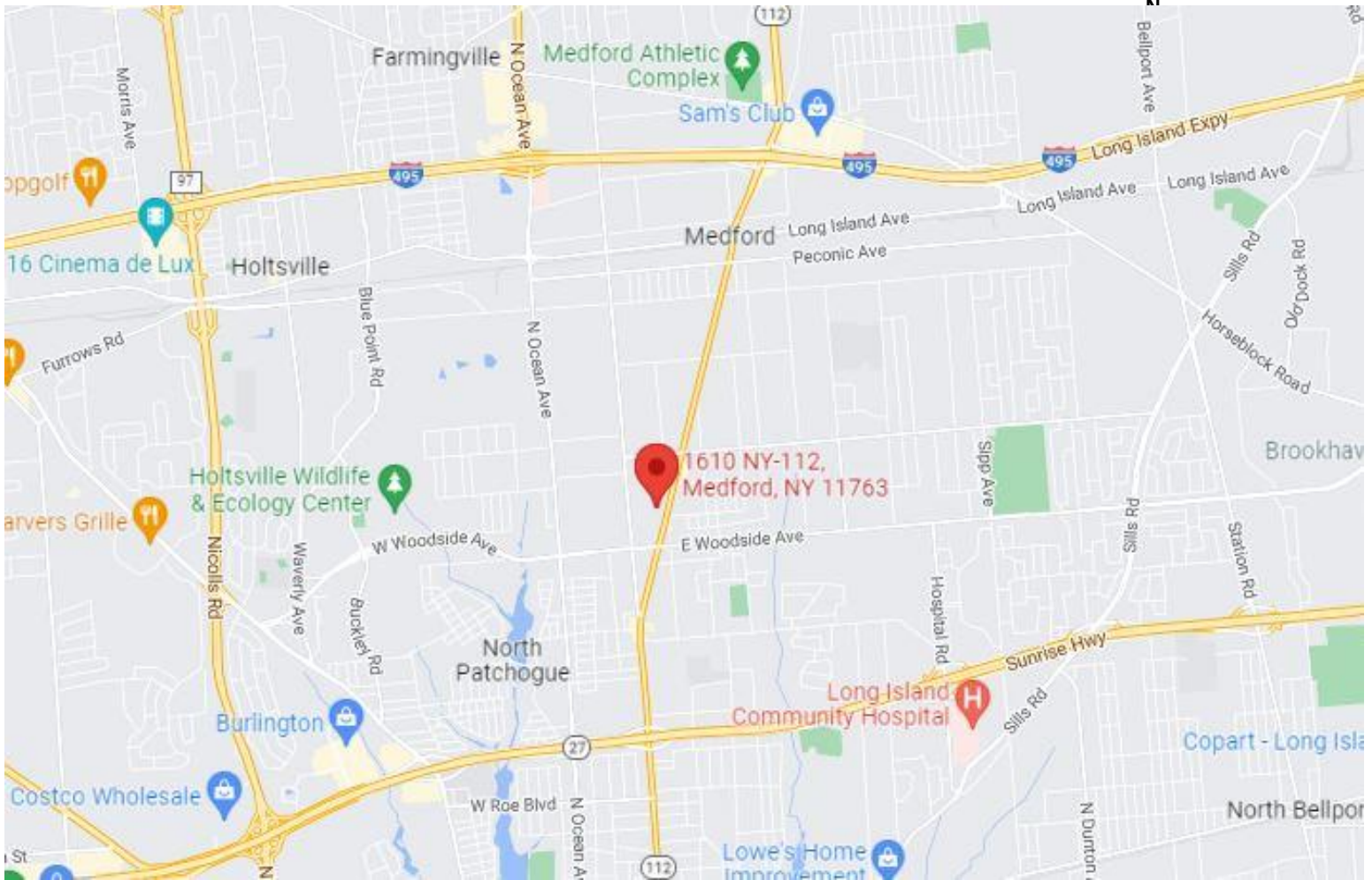
**Pricing and Timing:**

Sale price: \$6,000,000 (\$375/sf)  
Lease price: \$25,000 / Month Net  
Occupancy: 60-90 days  
RE Taxes: \$54,000 (\$3.38/sf)

10 ft. full basement, Heavy load freight elevator, Currently dropped ceiling, Former supermarket







*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.*

**Ralph Perna, Licensed Associate Real Estate Broker**

Office: 631-293-3700 x 46, Cell: 516-524-8060

[rp@schackerrealty.com](mailto:rp@schackerrealty.com)

[www.schackerrealty.com](http://www.schackerrealty.com)