

**2,200 sq. ft. of Industrial Space For Lease**  
**125 Middle Country Rd, Coram**



**Specifications:**

**Building Size:** 2,200 sq. ft.  
**Lot Size:** 1.00 Acres  
**Office Space:** 450 sq. ft.  
**Ceiling Height:** 22.0'  
**Loading:** 1 Drive-in(s)  
**Parking:** 5

**Pricing and Timing:**

**Occupancy:** Aug 2024  
**Lease Price:** \$6,250.00/sq. ft.  
Modified gross

1 acre yard space with office, shop and storage building space • Building Area • Office Area: 450sf 18x25; Shop Area:550sf 18x30; Quonset Hut:1,200sf 40x30 • Additional Storage • Green House: 600 20x30; Shed: 300 12x24; Container: 300 8x40 • Yard Storage • Rear Yard: 20,000sf; Side / Front Yard:15,000

**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

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

Measurements may be estimates and information shown should not be relied upon without independent verification.

This advertisement does not suggest that the broker has a listing or has done a transaction in this property or properties.





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