



RETAIL SPACE FOR LEASE

2257 ROUTE 112
CORAM

MARISSA COSENTINO - JULIANA CHIARELLI

SCOUT
REALTY GROUP

SPECS

2257 Route 112, Coram

ADDRESS

+/- 27,214 SF

SPACE SIZE

Upon Request

ASKING RENT

\$4.00 PSF + \$1.50 PSF Insurance

TAXES

13'-2" - Lowest Ceiling Point

39 FT between columns

CEILING HEIGHTS/COLUMN SPACING

Gas

HEAT

- Former Jennifer Furniture
- +/- 105 FT of Frontage
- 58 Car On-Site Parking Lot
- Existing Loading Stalls
- Pylon Signage
- Ideally Situated between Route 112, Middle County Rd, and Patchogue-Mount Sinai Rd.

COMMENTS



CLOSE UP AERIAL



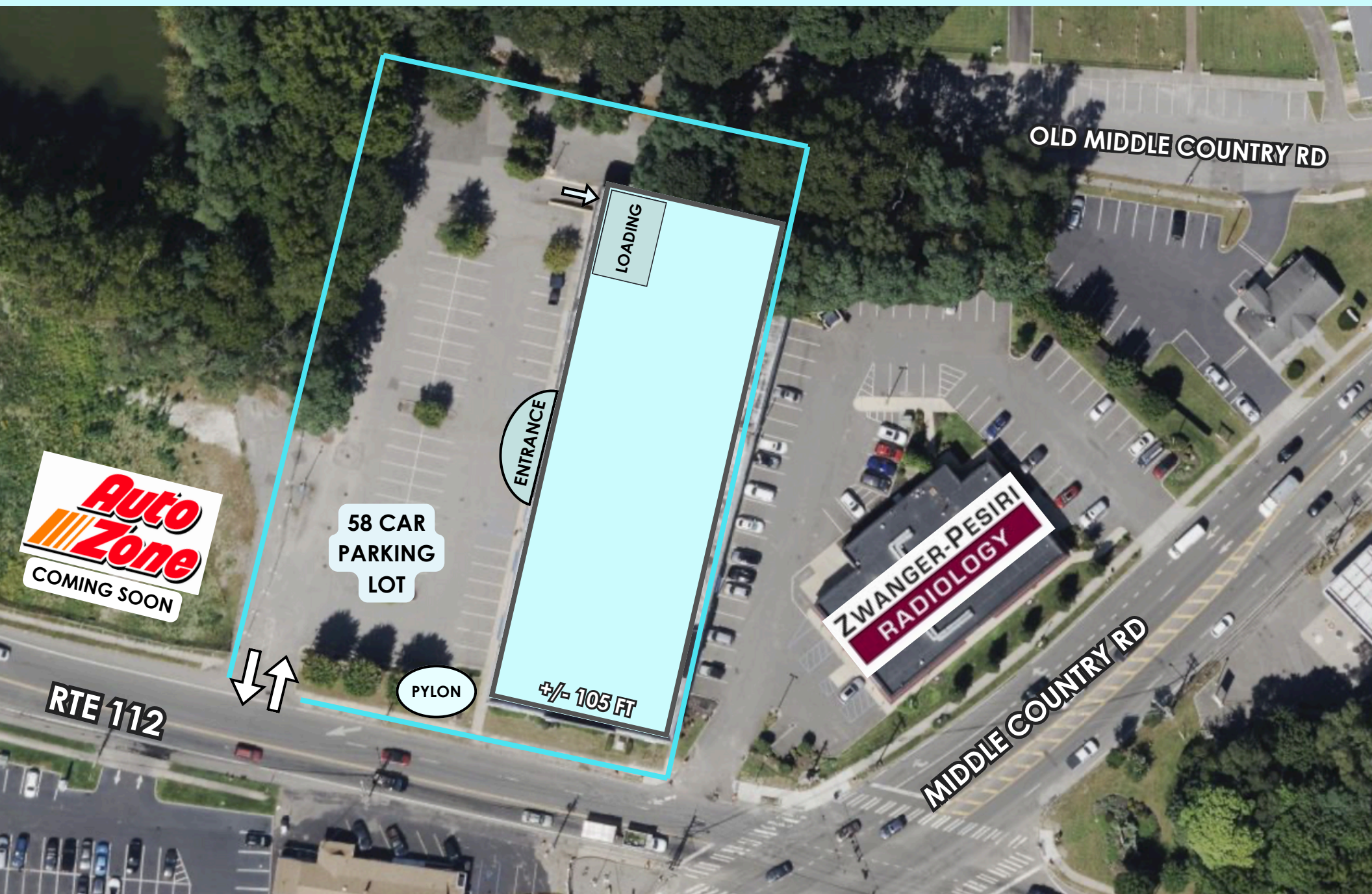
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MARKET AERIAL



SITE OVERVIEW



SITE PLAN



Tenant	Square Feet
AVAILABLE	27,214 SF



MARISSA COSENTINO

REAL ESTATE BROKER

MARISSACOSENTINO@OUTLOOK.COM

631.466.2693



JULIANA CHIARELLI

REAL ESTATE SALESPERSON

JULIANA@SCOUTREALTYGRP.COM

516.640.8669

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