

ASKING PRICE

\$2,500,000

FOR SALE



683 Middle Country Road

SAINT JAMES, NY 11780 | LIGHT INDUSTRIAL | CORNER LOT

TOTAL BUILDING

6,465

SF

DRIVE-IN BAYS

6

SALE PRICE

\$2,500,000



PRESENTED BY

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Associate Real Estate Broker



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PROPERTY OVERVIEW

\$2,500,000

683 Middle Country Road · Saint James, NY



DRIVE-IN BAYS · Rear of Property

PROPERTY DETAILS

Total Building Size	6,465 SF
Acreage	1.11 Acres
Zoning	L1 (Light Industrial)
Stories	1
Drive-In Bays	6
Building Height	15'
Clear Height	12' 6"
Septic / Electric	New
Annual Taxes	\$21,000
Sale Price	\$2,500,000

PROPERTY HIGHLIGHTS

01

FOUR DRIVE-IN BAYS

Six bays. Building height 15', clear height 12'6" — fits commercial vans and box trucks.

02

CORNER LOT

1.11-acre corner parcel on Middle Country Road with strong visibility and dual-frontage access for circulation, deliveries, or display.

03

TURNKEY SYSTEMS

New septic tank and new electric service in place. Reduced near-term capex for an owner-user or value-add buyer taking occupancy.

THE OPPORTUNITY

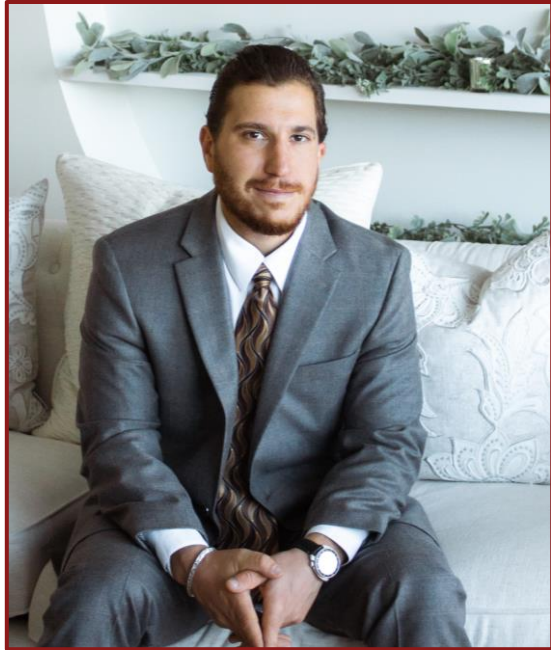
A 6,465 SF light-industrial building on a 1.11-acre corner lot in Saint James. six drive-in bays, 12'6" clear height, new septic and electric. L1 zoning supports auto, contractor, light manufacturing, and service uses — ideal for an owner-user on a high-traffic Suffolk County corridor.

SCHEDULE A TOUR · REQUEST OM · (631) 406-6801 · RPINO@RRCRG.COM

All information furnished herein is from sources deemed reliable. No representation is made by R & R Commercial Realty Group as to its accuracy and is submitted subject to errors, omissions, change of price, prior sale, or withdrawal without notice. Prospective buyers should conduct their own independent due diligence.

ABOUT THE BROKER

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RICHARD PINO

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AREAS OF EXPERTISE

Investment Sales Mixed-Use & Multifamily Retail & Office Leasing 1031 Exchange Advisory

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At R & R Commercial Realty Group, we focus on creating real value for property owners. We work hands-on with every client, combining market knowledge, aggressive marketing, and disciplined execution to maximize pricing and certainty of close.

— RICHARD PINO, FOUNDER

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