



FOR SALE

560 BROADHOLLOW ROAD, MELVILLE

52,500 SF CLASS -B OFFICE BUILDING | 3.81 ACRE LOT - L-1 LIGHT INDUSTRIAL ZONING

MELVILLE EMPLOYMENT CENTER DISTRICT - WALT WHITMAN ROAD ACCESS

APPROVED 4,000 SF PAD SITE WITH DRIVE-THRU



EXECUTIVE SUMMARY

560 BROADHOLLOW ROAD, MELVILLE

ASKING PRICE: \$6,995,000

PRICE PER SQUARE FOOT: \$133 / SF

The Offering

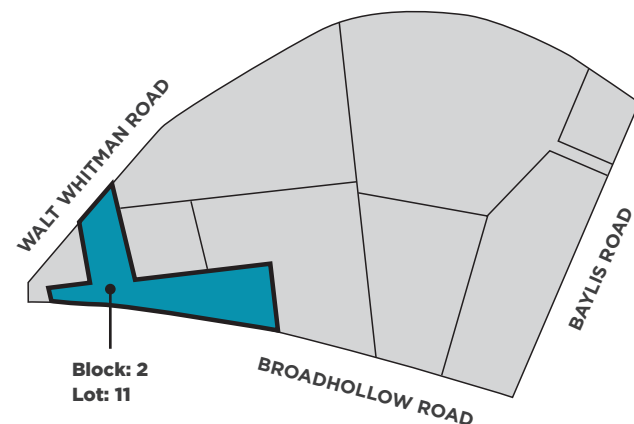
Cushman & Wakefield is pleased to offer for sale 560 Broadhollow Road, Melville, a ±52,500 sq. ft. Class B office building located in the heart of Melville's business district. This three-story property is situated on a 3.81-acre lot and includes 210 surface parking spaces with I-1 Light Industrial zoning.

Currently leased to a diverse mix of professional and traditional office tenants, the property offers flexibility for repositioning, lease-up opportunities, and improving operational efficiencies to further increase value. An approved 4,000 sq. ft. pad site with a drive-thru provides additional upside through potential development or future leases.

Positioned within the thriving Melville business corridor, 560 Broadhollow Road offers outstanding connectivity, located just 2 miles south of both the Long Island Expressway and Northern State Parkway. The building's location ensures high visibility and ease of access along two of Suffolk County's most trafficked thoroughfares, making it highly attractive to tenants and businesses seeking a well-connected address in one of Long Island's premier office markets.

As the Melville market continues to grow and evolve, 560 Broadhollow Road presents a compelling opportunity for investors to acquire a well-located office asset with future upside.

Tax Map

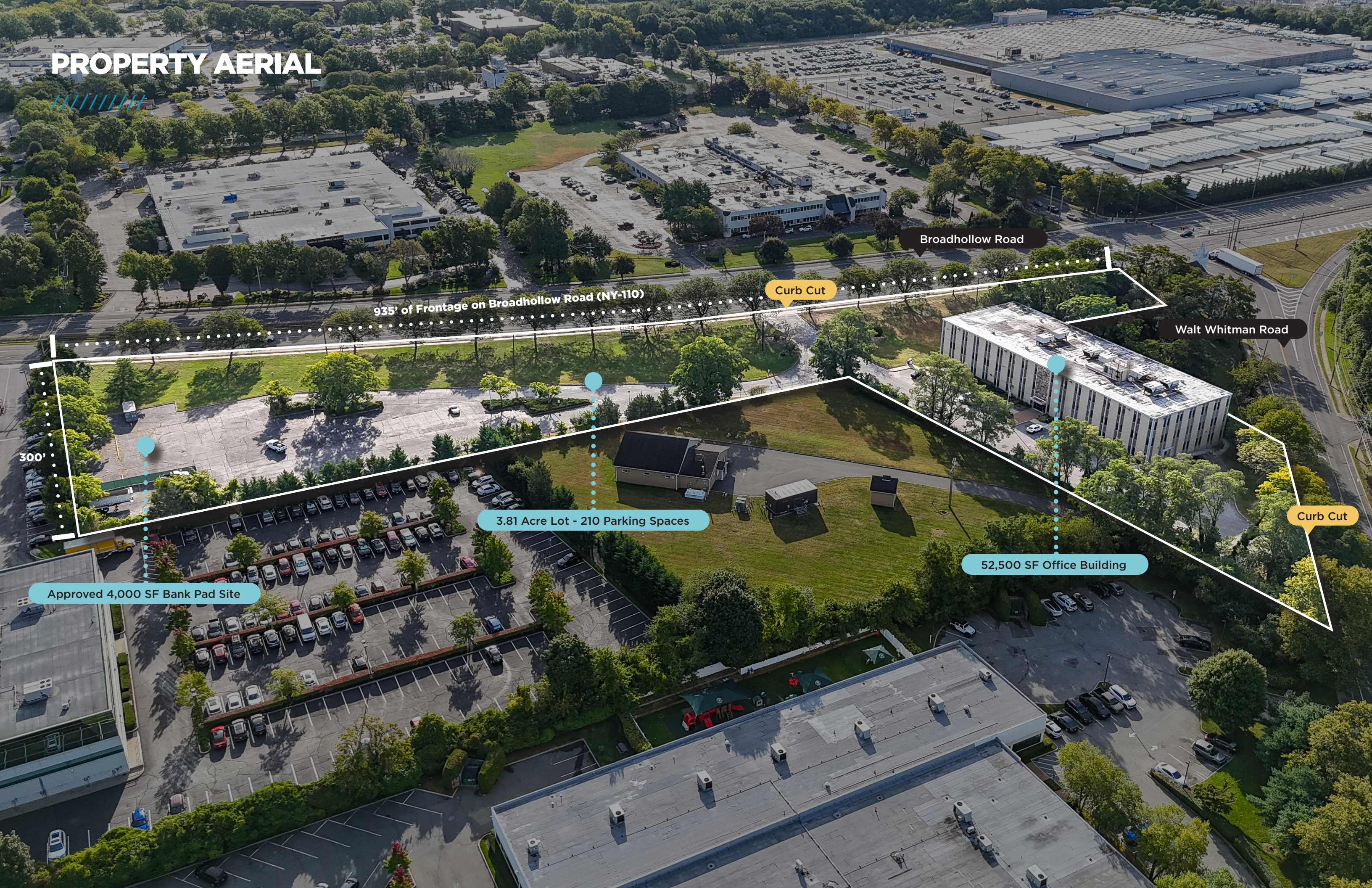


PROPERTY INFORMATION

ADDRESS: 560 BROADHOLLOW ROAD, MELVILLE
MUNICIPALITY: TOWN OF HUNTINGTON
SECTION / BLOCK / LOT: 265 / 2 / 11
TYPE: 3-STORY CLASS B OFFICE
YEAR BUILT: 1971
BUILDING GROSS SF: 52,500 SF
LOT SF: 166,054 SF / 3.81 ACRES
PARKING: 210 SURFACE SPACES
WASTE SYSTEM: SEPTIC - CONNECTION TO SEWER
ZONING: I-1 LIGHT INDUSTRIAL
REAL ESTATE TAX (2024): \$124,715 - \$2.38 / SF



PROPERTY AERIAL



Broadhollow Road

935' of Frontage on Broadhollow Road (NY-110)

Curb Cut

Walt Whitman Road

300'

3.81 Acre Lot - 210 Parking Spaces

52,500 SF Office Building

Curb Cut

Approved 4,000 SF Bank Pad Site

PROPERTY AERIAL



Broadhollow Road

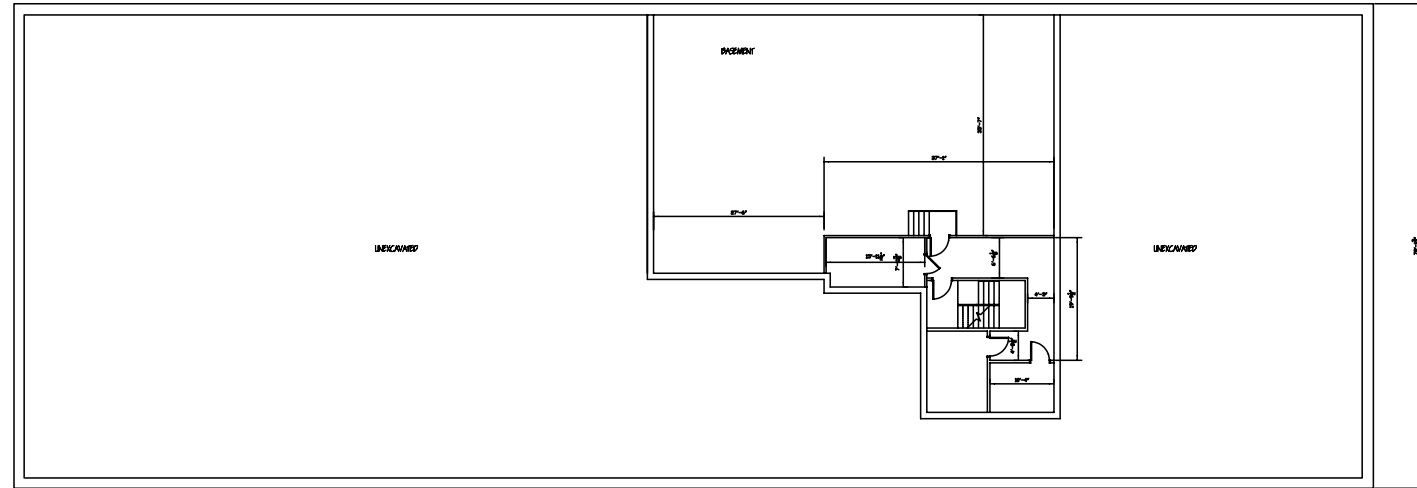
Curb Cut

Curb Cut

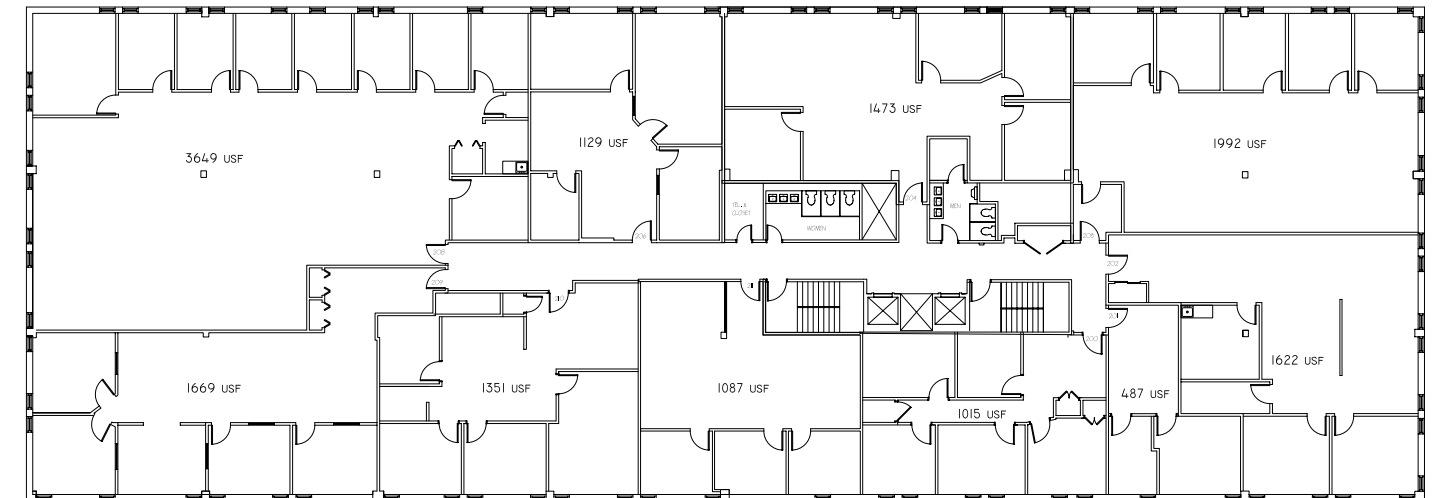
Walt Whitman Road

AS-IS FLOOR PLANS

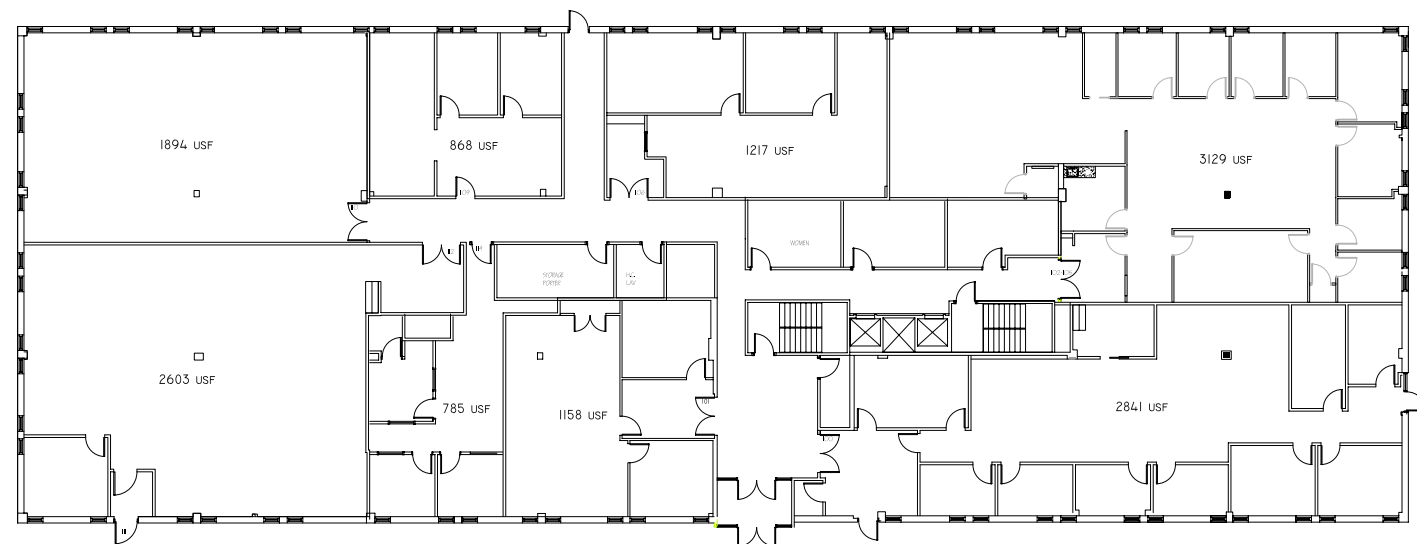
560 BROADHOLLOW ROAD, MELVILLE



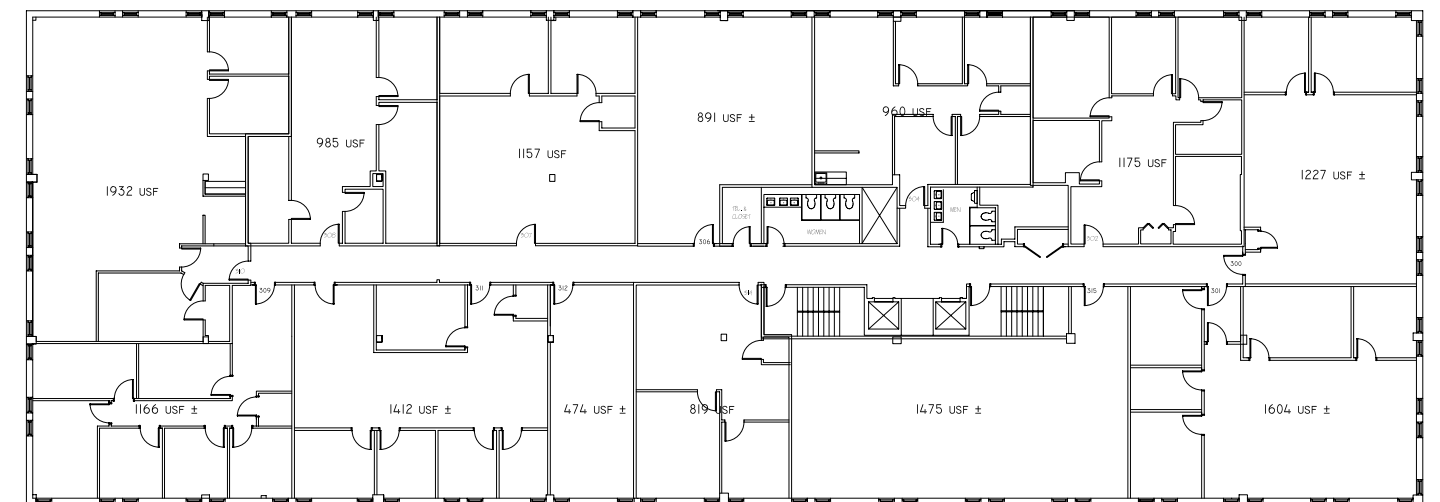
Basement



2nd Floor



Ground Floor



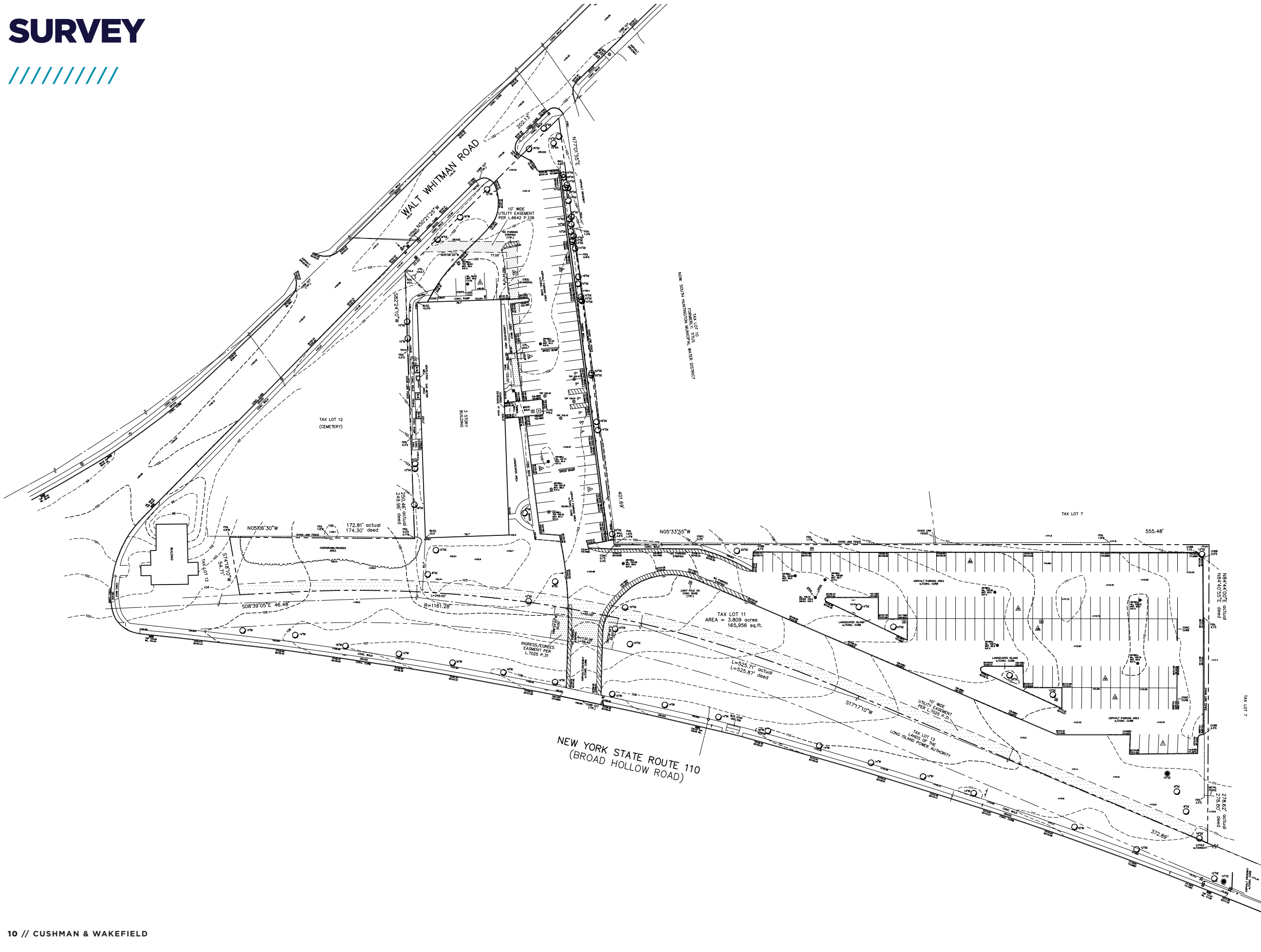
3rd Floor

SURVEY



SURVEY NOTES:

- UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE SURVEYOR'S NAME OR ENDORSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CORRECTIONS INDICATED HEREON SHALL APPLY ONLY TO THE PERSON/PERSONS FOR WHOM THE SURVEY IS PREPARED, AND NO AND/OR FURTHER RELY TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO ANY SUCCESSORS OF THE LENDING INSTITUTION, CERTIFICATIONS ARE NOT INTENDED TO AFFECT THE VALIDITY OF ANY SUBSEQUENT OWNERS. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
- THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.
- DIMENSIONS OF BUILDING AND DISTANCES TO PROPERTY LINES ARE TO EXTERIOR FINISH AND MAY NOT REPRESENT THE FOUNDATION.
- SUBSURFACE STRUCTURES AND/OR UTILITIES, IF ANY, MAY NOT SHOWN DEPENDING ON SCOPE OF WORK REQUESTED BY CLIENT.
- "CERTIFIED" AND/OR "GUARANTEED" LOCATION OF IMPROVEMENTS BELOW GRADE SHOWN HEREON SHALL NOT BE LIMITED TO STRUCTURES, WALLS, UTILITIES, ETC. WILL NOT BE GIVEN UNLESS THE INSTALLATION OF SAID IMPROVEMENTS WAS WITNESSED BY THIS FIRM OR EXPRESSED AND PHYSICALLY MEASURED AT THE TIME OF THE SURVEY.
- UNDERGROUND UTILITIES SHOWN HEREON WERE MAPPED BY OTHERS. FIELD LOCATION OF EXISTING MARK-OUT PAINT FOUND, AND/OR BY THE USE OF UTILITY RECORD MAPS, THE LOCATION OF SAID UTILITIES ARE APPROXIMATE.
- SUBSURFACE STRUCTURE SIZES ARE APPROXIMATE DUE TO LIMITED VISIBILITY AND/OR ACCESSIBILITY. PIPE DIRECTIONS AND STRUCTURE CONNECTIONS WERE ASSUMED AND SHOULD BE VERIFIED WITH RECORD MAP INFORMATION.
- ELEVATIONS SHOWN ARE IN REFERENCE TO N.A.S.D. 1988.



LEGEND		
	A.C. UNIT	TC TOP OF CURB
	OVERHEAD WIRES	BC BOTTOM OF CURB
	UTILITY POLE	TW TOP OF WALL
	GUY WIRE	BW BOTTOM OF WALL
	GUY POLE	FF FINISHED FLOOR
	SOIL	+110.2 SPOT ELEVATION
	LIGHT POLE	INL INLET
	HYDRANT	INV. INVERT
	WATER VALVE	BOT. BOTTOM
	WATER METER	N.P.V. NO PIPES VISIBLE
	WATER PAINT	F.O.W. FULL OF WATER
	IRRIGATION CONTROL VALVE	DC DECIDUOUS
	ELECTRIC MANHOLE	MA MAPLE
	ELECTRIC BOX	B BRCH
	TELEPHONE MANHOLE	CE CEDAR
	DRAIN MANHOLE	MB MAIL BOX
	DRAINAGE INLET	CB CALL BOX
	DRAINAGE LINE	M MANHOLE
	GAS METER	SM SEWER MANHOLE
	GAS PAINT	

ZONING ANALYSIS

L-1 LIGHT INDUSTRY - TOWN OF HUNTINGTON



PERMITTED USES

- Agricultural uses:** Farming, floriculture, nurseries, and dairies.
- Research and development:** Laboratories for scientific and industrial research.
- Office and banking institutions:** Banks limited to 20% of the building's floor area.
- Cold storage and food plants:** Includes pasteurizing plants and creameries.
- Warehousing and distribution:** No outdoor storage or storage of coal, petroleum, or ice as a principal use
- Light manufacturing:** Examples include food production (except alcohol distilling), textiles, publishing, furniture assembly, toy manufacturing, and pharmaceutical compounding.
- Public uses:** Municipal or town uses permitted in residential districts.
- Accessory uses:** Employee cafeterias, product retail, and storage related to primary activities.
- Day-care centers:** Must meet specific health, space, and safety requirements.
- Trade schools and business education centers.**
- Media production:** Radio, television, and film production studios with restrictions on antenna placement.
- Cultural institutions:** Libraries, museums, and art galleries.

SPECIAL PERMIT USES

- Performing arts centers and concert halls:** Must have more than one street frontage and be away from residential areas.
- Recreational and athletic facilities:** Limited to indoor activities; no miniature golf or mechanized sports tracks allowed.
- Restaurants and retail:** Accessory to office and industrial buildings, subject to size and setback restrictions. Drive-thru windows are not allowed.

SPECIAL REGULATIONS AND CONDITIONS

- Warehouse Occupants:** A building may house up to six tenants engaged in warehouse activities, each occupying at least 5,000 square feet.
- Parking:**
 - Must be set back 50 feet from residential district boundaries.
 - Parking is limited in front yards, with a maximum of 10 spaces allowed, at least 50 feet from front lot lines.
- Building Height:**
 - Standard maximum height: 58 feet (4 stories).
 - Under certain conditions, up to 90 feet (6 stories) may be allowed if the building meets LEED Silver certification and is set far enough from residential districts.
- Outdoor Areas:** No parking, loading, or recreational areas allowed within front yards or close to residential zones.

LOCATION OVERVIEW

MELVILLE, NEW YORK



MELVILLE, NY

Melville, NY is the primary business center of Suffolk County, which is home to almost one and a half million people. **Melville still is home to many U.S. headquarters of a number of national and international corporations, including Canon USA, Chyron Corporation, Leviton, MSC Industrial Direct, Nikon USA, the medical and dental supply distributor Henry Schein, Bouchard Transportation, and Verint Systems. In addition, significant operations of Manhattan-based The Estée Lauder Companies are conducted there.** Melville was also the host of operations for many Fortune 500 companies, where headquarters and many other corporate and industrial centers were once found on or near Route 110, which runs north to south through Huntington, Melville, Farmingdale, North Amityville, and Amityville. **The affluent Suffolk County towns of Melville, Dix Hills & The Hamptons significantly outpace the rest of the LI market in both occupancy rates & price / sq. ft. rates.**

I-495 / LONG ISLAND EXPRESSWAY LOCATION & DEMOGRAPHICS

Situated at I-495/LIE Exit (49N), just south of the convergence of Broadhollow Road and Walt Whitman Road, with direct access to the Northern State Parkway, and minutes from the Seaford Oyster Bay Expressway.

- 5 Minutes From Pinelawn Long Island Rail Road (LIRR) Station
- Surrounded By High Income Communities (Demographics Within 3-Miles):
 - \$214,532 Average Annual Household Income
 - 83% White Collar Employment
 - \$785,026 Average Home Values

NOTABLE CORPORATIONS IN MELVILLE, NY



LONG ISLAND STATS

- Population: 3 Million+ People
- Median Household Income: \$130,000 (More Than Double the U.S. Average)
- Labor Force: 1,600,000+ People
- Unemployment Rate: 2.7%

SURROUNDING AREA MAP



Bethpage Golf Courses

Colonial Springs Golf Club

HYUNDAI LEXUS RESTAURANT EPOT

REGAL LOWE'S

REGAL FLOOR & DECOR & TILE • WOOD • STONE



110

COSTCO WHOLESALE Adventureland LONG ISLAND'S AMUSEMENT PARK SINCE 1962 A Tradition of Creating Family Memories



Raymour & Flanigan FURNITURE MATTRESSES



Republic Airport

Stew Leonard's T.J. MAXX THE HOME DEPOT S Applebee's PETSMART IHOP

WALMART H HILTI MARRIOTT chili's Panera BREAD CHIPOTLE MEXICAN GRILL THE HALAL GOES BURGER AND CHICKEN



110

SO SOUTHERN PARKWAY

109

INTERSTATE 495

109



FOR SALE

560 BROADHOLLOW ROAD, MELVILLE

52,500 SF CLASS -B OFFICE BUILDING | 3.81 ACRE LOT - L-1 LIGHT INDUSTRIAL ZONING

MELVILLE EMPLOYMENT CENTER DISTRICT - WALT WHITMAN ROAD ACCESS

APPROVED 4,000 SF PAD SITE WITH DRIVE-THRU

SALES INQUIRIES

Daniel A. Abbondandolo
Executive Director
dan.abb@cushwake.com
+1 631 425 1232

Joegy Raju
Director
joegy.raju@cushwake.com
+1 631 425 1216



Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Better never settles