



# 195 SPAGNOLI ROAD • MELVILLE, NY

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

SITE PLAN PENDING | BUILT TO SUIT OPPORTUNITY | DIVISIONS AVAILABLE



5 MIN/2 MILES  
EXIT 49 S LONG ISLAND EXPRESSWAY



ACCESS: two way ingress/egress

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SPAGNOLI ROAD

138,005 SF

55 Loading Docks

50 Loading Docks

219,125 SF



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## BUILDING A

BUILDING SQUARE FEET ±138,005 SF

WAREHOUSE SQUARE FEET ±131,182 SF

OFFICE SQUARE FEET ±6,904 SF

CEILING CLEAR HEIGHT 36' Clear

LOADING DOCKS 50 (9' x 10')

DRIVE-INS 2 (12' x 14')

ELECTRICAL 2,500 amp, 277/480 Volt

COLUMN SPACING 52' x 53' (53' x 60' At Speed Bays)

LIGHTING LED

FIRE PROTECTION ESRF

## BUILDING B

BUILDING SQUARE FEET ±219,125 SF

WAREHOUSE SQUARE FEET ±206,957 SF

OFFICE SQUARE FEET ±10,956 SF

CEILING CLEAR HEIGHT 36' Clear

LOADING DOCKS 55 (9' x 10')

DRIVE-INS 2 (12' x 14')

ELECTRICAL 3,000 amp, 277/480 Volt

COLUMN SPACING 52' x 55' (52' x 60' At Speed Bays)

LIGHTING LED

FIRE PROTECTION ESRF

## ADDITIONAL HIGHLIGHTS

- Built To Suit Proposals
- Divisions Available
- Car Parking - 375 Stalls
- Trailer Parking - 92 Truck Stalls
- Connected To Sewer
- Potential To Install Additional Power



## SITE PLAN





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## WHY MID-ISLAND LOGISTICS CENTER?

### BETTER THAN THE BOROUGHS

Modern Space at a Lower Cost

### NASSAU COUNTY LOCATION SUFFOLK COUNTY INCENTIVES

Average close to 50% less unabated in Real Estate Taxes



### NEARBY OCCUPIERS

Amazon, FedEx, UPS, and USPS Within Minutes

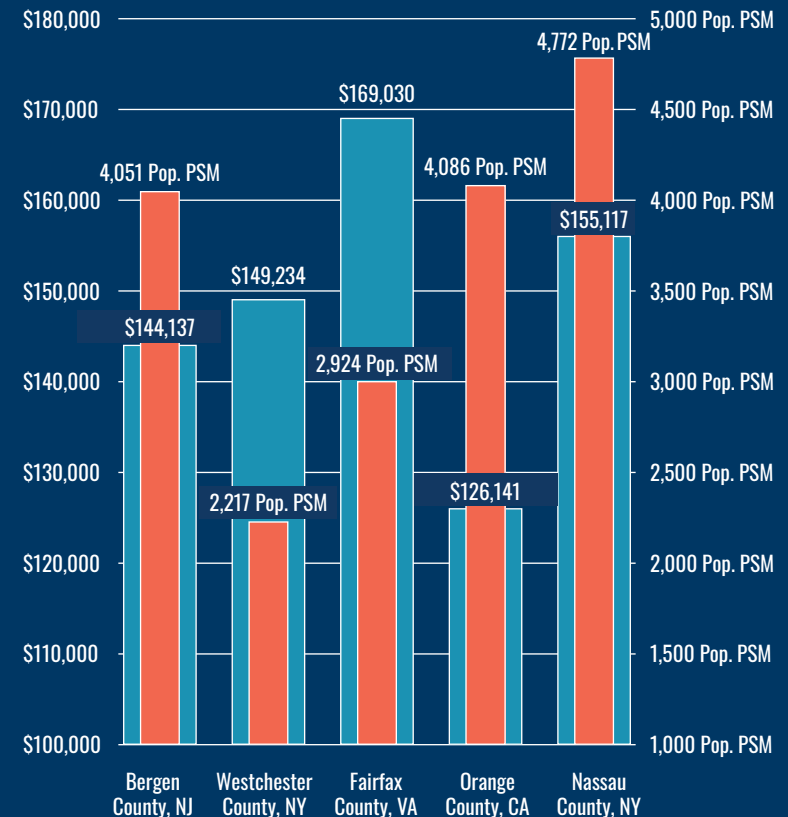
### POPULATION DENSITY + AFFLUENCE

4,772 consumers PSM + \$155,117 AHHI within a 30-minute drive

## THE STAT LINE

- 7.8 Million Consumers - Includes Long Island, Brooklyn, and Queens
- Consumer Population greater than 37 of the 50 U.S. states
- Only 31 SF of Industrial Space on Long Island per consumer vs. 83 SF in Northern New Jersey

## POPULATION DENSITY & AVERAGE HOUSEHOLD INCOME BY COUNTY

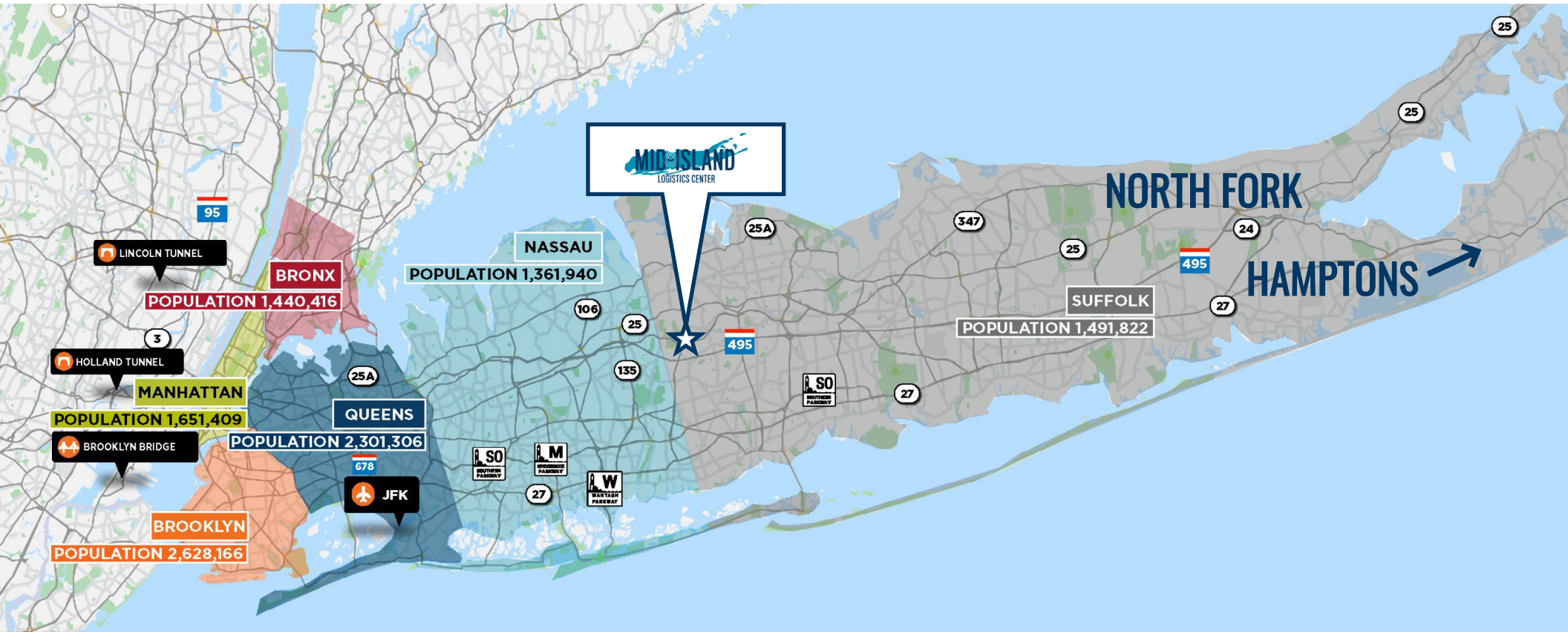


2020 AVERAGE HOUSEHOLD INCOME  
2020 POPULATION DENSITY



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QUEENS | 23 miles



BROOKLYN | 33 miles



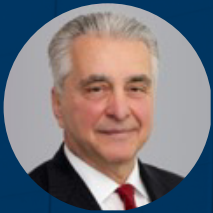
MANHATTAN | 36 miles



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FOR LEASING INFORMATION, PLEASE CONTACT:



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