

- /// **Available:** 170,000 SF (210,000 SF Build to Suit)
- /// **Office:** 110,000 SF (1st Fl)
60,000 SF (Lower Level)
- /// **Courtyard:** 15,000 SF
- /// **Lot Size:** 16.80 Acres
- /// **Loading:** 1 Loading Dock
2 Drive-ins
- /// **Ceiling Height:** 8' 8" (1st Fl)
8' 10" (Lower Level)
16' 4" (Loading)
- /// **Column Spacing:** 30' x 25' (Typical)
- /// **Parking:** 925 spaces plus trailer parking
- /// **Power:** 2,500 AMPs at 480V and 277V
- /// **Heat:** dual fuel heating
- /// **Sprinklers:** Fully sprinklered
- /// **Location:** Central Long Island; Western Suffolk County; 2 miles to Nassau County border; Proximity to LIE, Northern Blvd and LIRR train stations.

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Joe DeRicco

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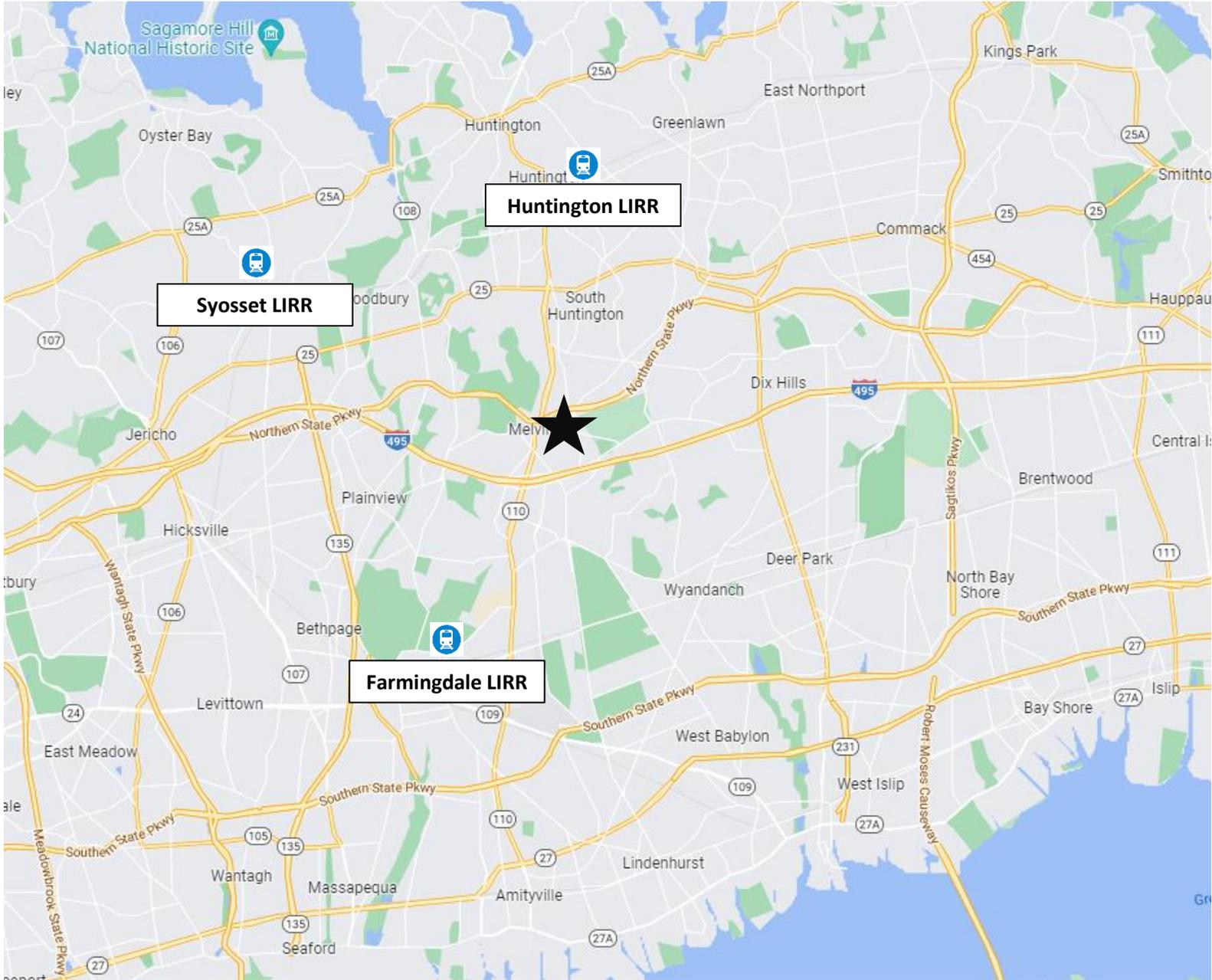
Steel Equities

999 South Oyster Bay Road, Suite 200
Bethpage, New York 11714



75 Maxess Road, Melville, NY

OFFICE/R&D/MEDICAL LEASING OPPORTUNITY



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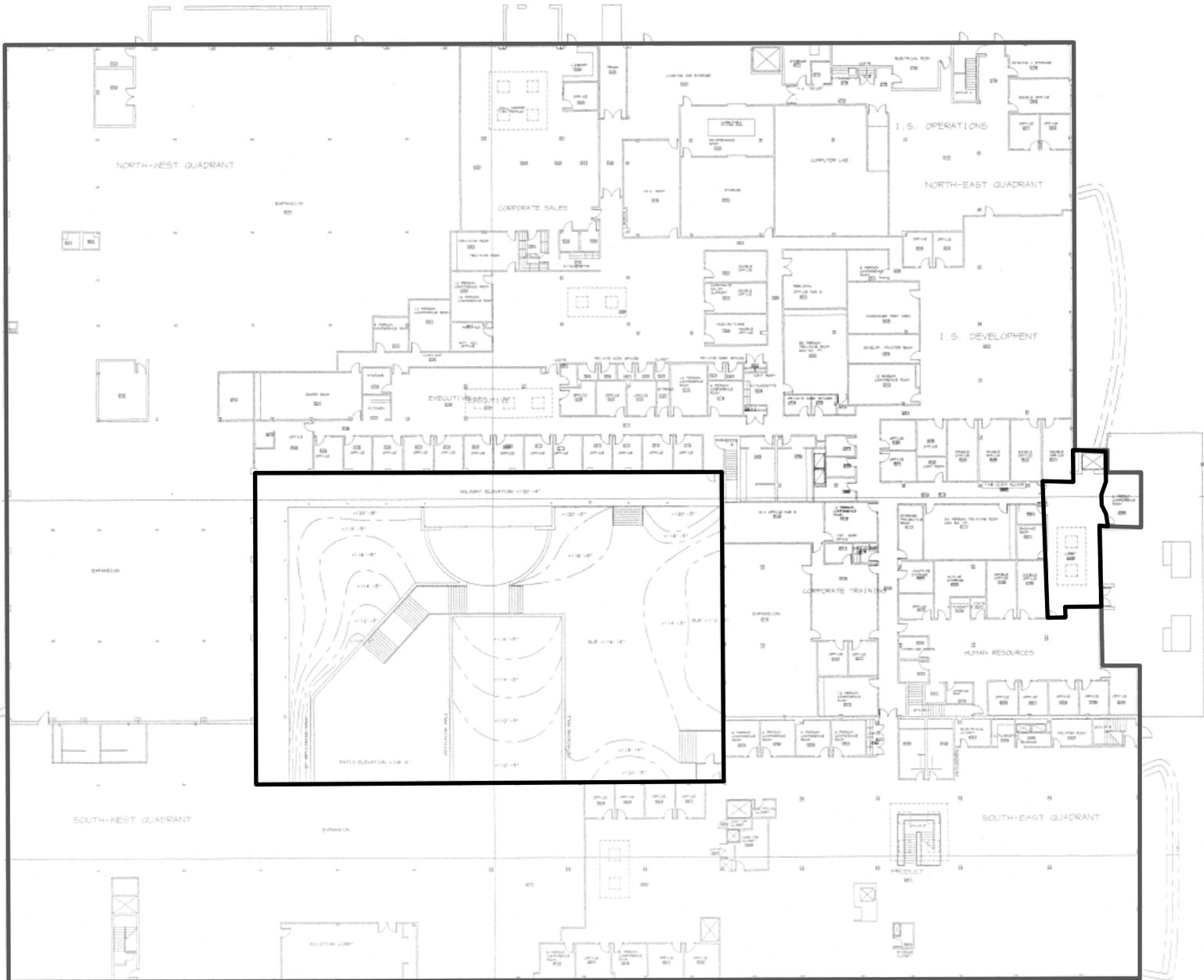
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1st Floor



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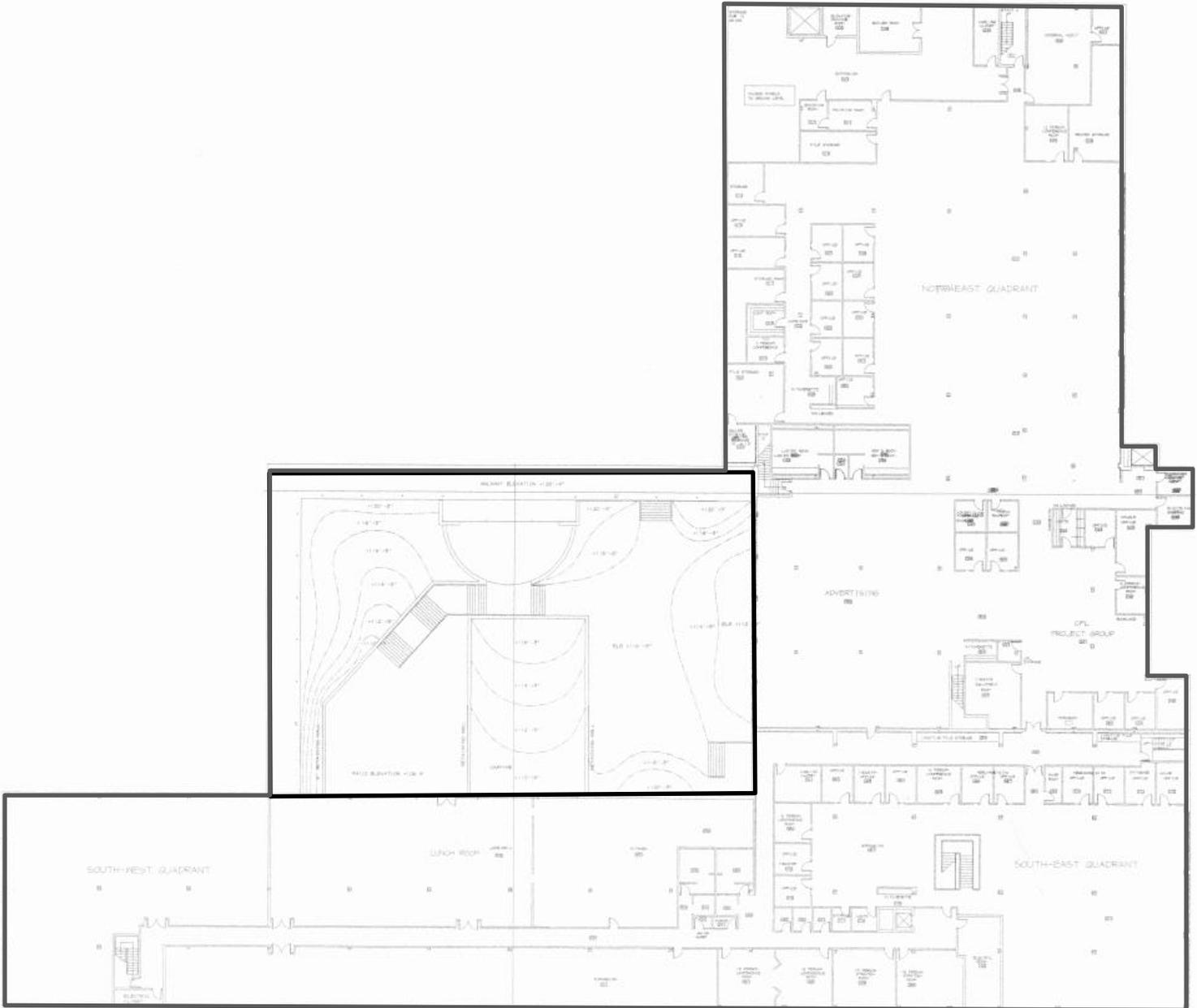
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Lower Level



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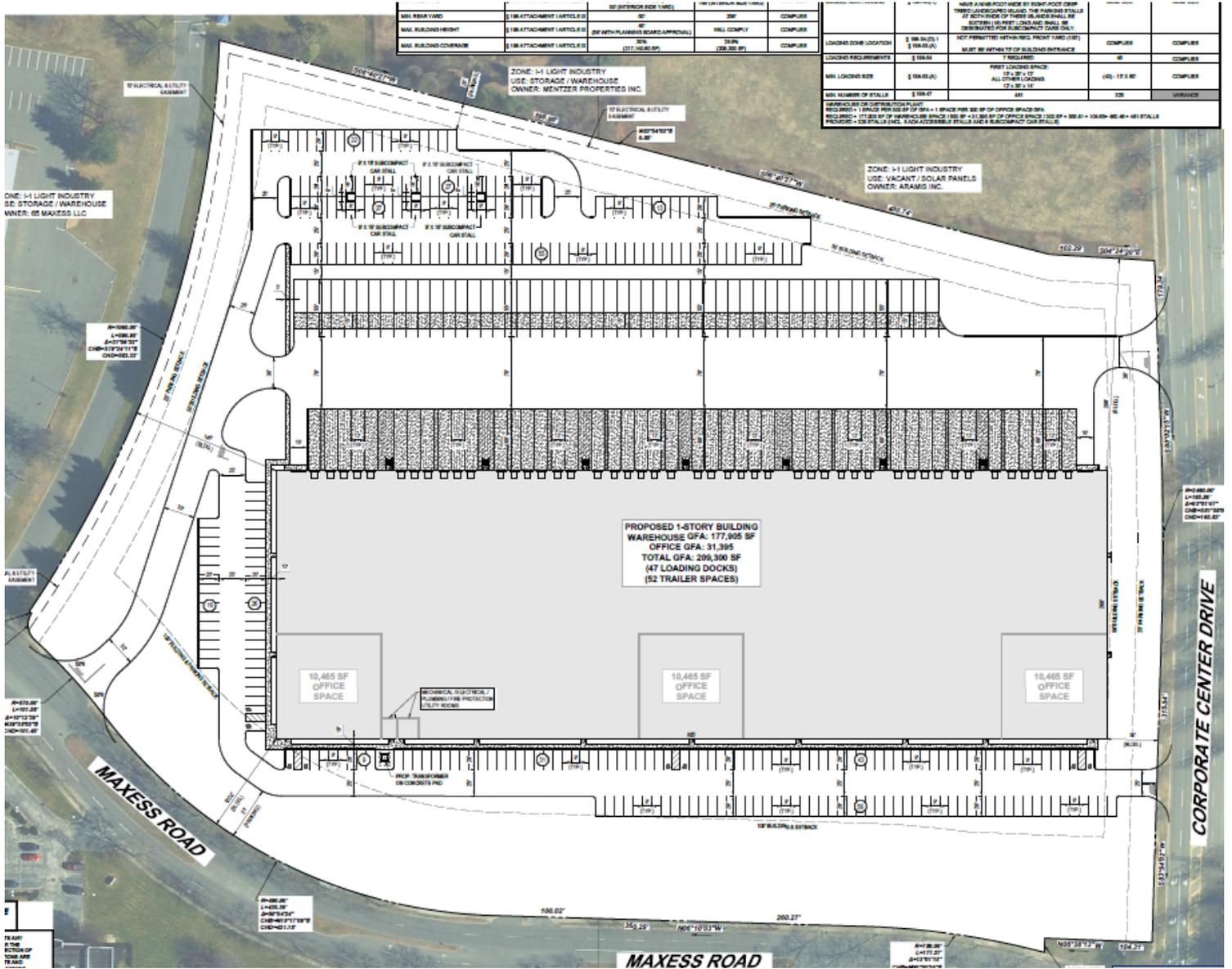
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