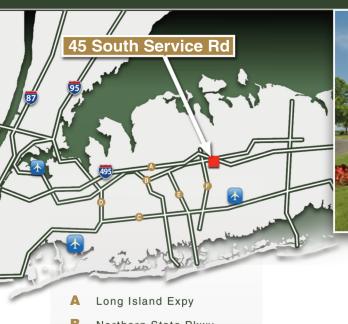


45 South Service Road Melville, NY

MIXED USE MULTI-TENANT COMMERCIAL BUILDING





- Northern State Pkwy
- Southern State Pkwy
- Cross Island Pkwy
- Wantagh State Pkwy
- Seaford-Oyster Bay Expy

BUILDING AMENITIES

- Visibility from the Long Island Expressway (495)
- 15 Foot Ceiling
- Loading Dock
- Building Signage Available
- Available for Immediate Occupancy

COMMUNITY INFORMATION

- Located in the Heart of Long Island
- Neighboring Several Prestigious Tenants
- Minutes from the Nassau-Suffolk Boarder
- 35 Miles from New York City