



# For sale

End User / Investor  
Office Building

Sale price: Upon request

576 Broadhollow Road  
Melville, NY

## Building specifications

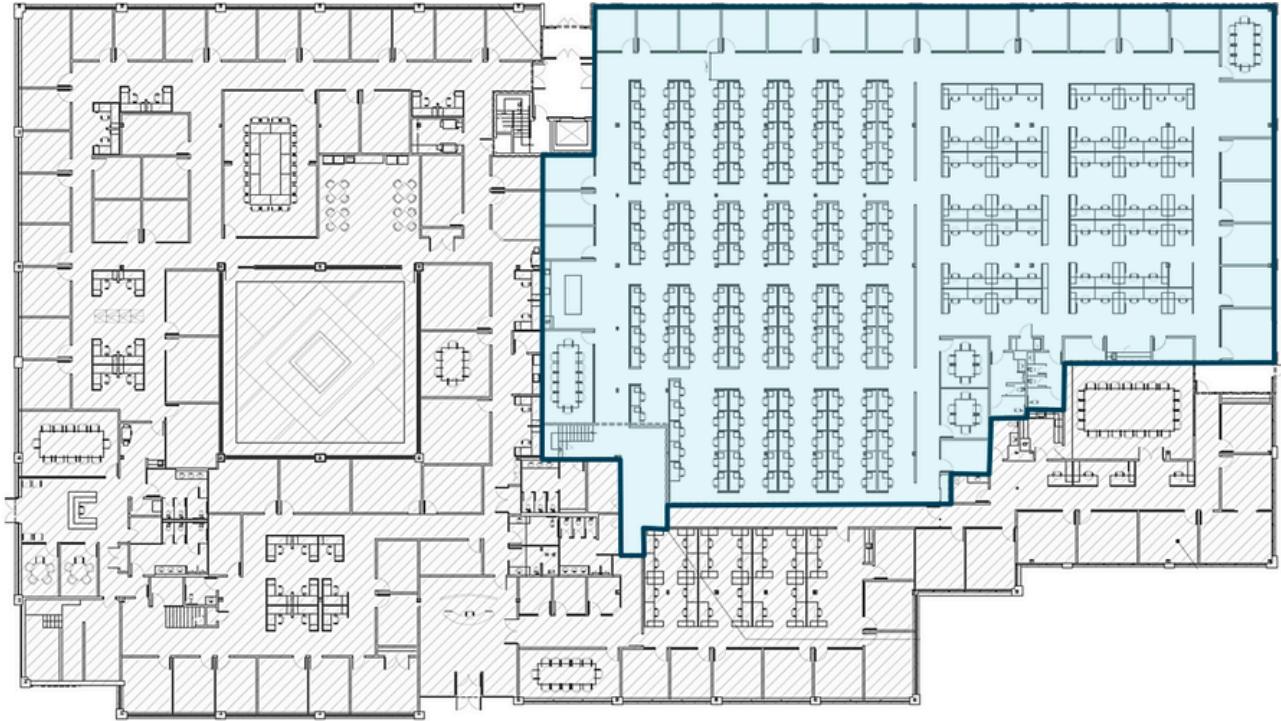
- Building size: 69,029 SF
- Up to 30,000 SF can be made available for end user / investor
- Connected to sewers
- Building completely renovated in 2019
- Lot size: 4.65 Acres
- Parking: 280 spaces
- Real estate taxes: \$213,296
- Current gross rent: approx. \$1,100,000 PA
- Section: 265.00, Block: 01.00, Lot: 008.001
- Route 110 signage available
- Zoning: Light Industrial (I-2)
- Town of Huntington

**Eric Launer**  
Executive Vice President  
eric.launer@jll.com  
+1 631 962 7379

**Mike Aievoli**  
Executive Vice President  
mike.aievoli@jll.com  
+1 631 962 7380

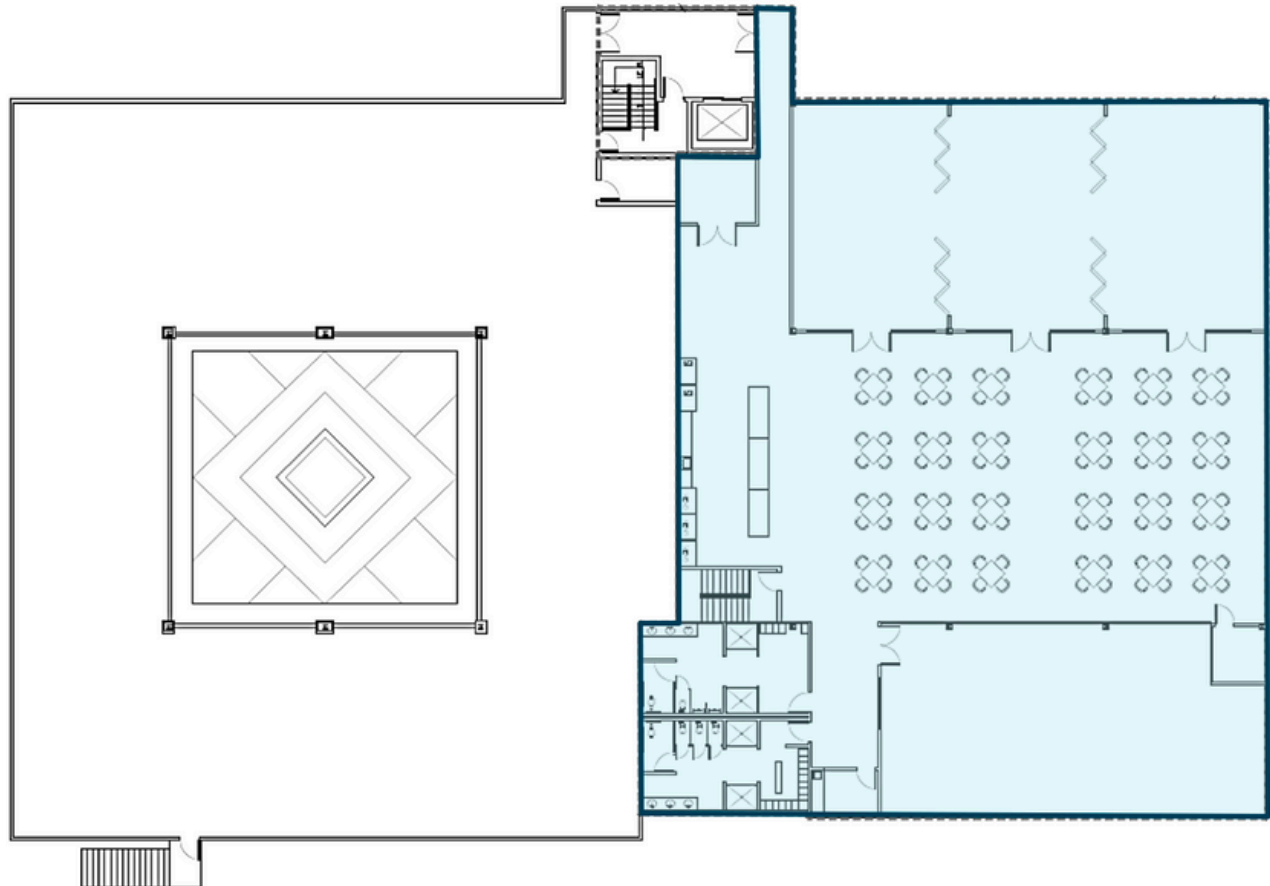
Entire 1st floor : +/- 50,000 SF

Blue shaded section vacant & available for end-user: +/- 20,000 SF



Entire Mezzanine: +/- 19,000 SF (Partially built)

Blue shaded section vacant & available for end-user: +/- 10,000 SF











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