

Melville
Office/ FLEX/ R&D Campus



AVAILABLE SPACES

GROUND FLOOR 108,000 SF

LOWER LEVEL 62,000 SF

SPACE DETAILS

CEILING 13 FT (office) clear

HEIGHTS 15 FT (warehouse) clear

LOT SIZE 16.8 Acres

ZONING I1 - Town of Huntington

DELIVERY Immediate

LEASE RATE Upon request

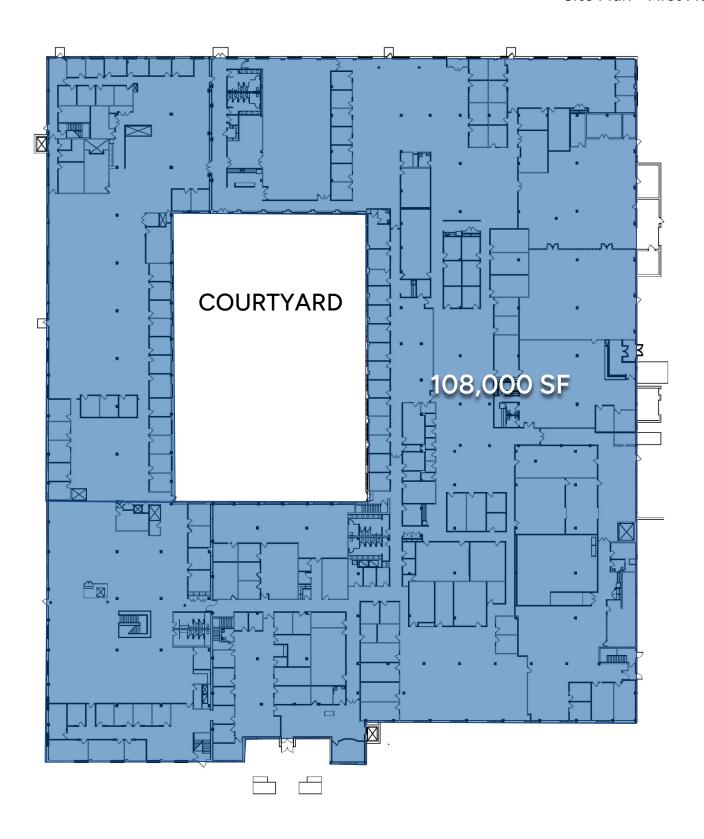
SITE HIGHLIGHTS

- Excellent Headquarters/ Professional Campus site with Warehouse, and R&D capability located in Western Suffolk County
- Within 2 miles of the Nassau County border
- In close proximity to the LIE, Northern Boulevard, and three LIRR stations (Huntington, Syosset, and Farmingdale), providing easy access to Queens, Brooklyn, and Manhattan
- This property is connected to the sewer

STEEL EQUITIES 999 S. OYSTER BAY ROAD SUITE 200 BETHPAGE, NY 11714 Jason Miller 516.662.2210 Cell 516.465.0009 Office jmiller@steelequities.com Christian Mazzie 631.559.7838 Cell 516.465.0077 Office cmazzie@steelequities.com

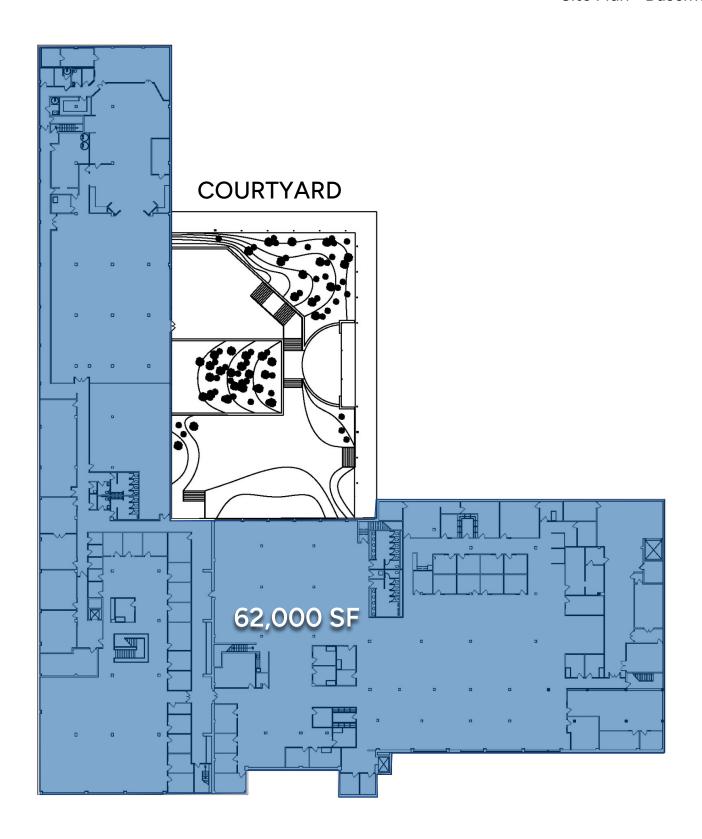


Melville Site Plan - First Floor



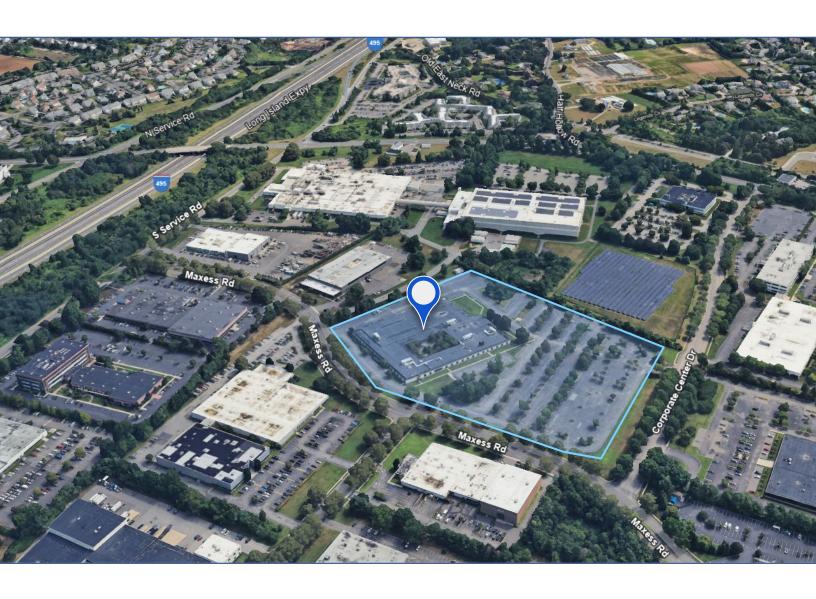


Melville Site Plan - Basement





Melville Aerial Map



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