

FOR LEASE:
585 Broadhollow Rd. Melville, NY
Divisible 11,464 SF ON
3 Acres Industrial



Property Description

- +/- 11,464sf Building Expandable to 39k
- 3 Acres
- Ceiling Height on Existing Building: 14'
- Ceiling Height 14Ft Existing – Expansion to Suit Tenants Needs
- 1 Drive-in- Door(existing)
- Loading Docks To Suit Expansion
- Fully Air Conditioning
- Pylon & Marquee Signage
- Over 100 Car Parking Possible
- 1.35 Miles to LIE Exit 49s
- Daily Traffic Count | Route 110 +/- 56,886

Many Divisions Available: Office / Flex / Showroom

- +/- 2,800sf – South Side Office Space \$28/ft
- +/- 3,400sf – Front Office Space \$28/ft
- +/- 6,200sf – All Office Space Combined \$28/ft
- +/- 5,300sf - Rear Warehouse / Rear Space Only \$28/ft
- +/- 8,100sf - South Side Office + Rear Space Combined \$28/ft
- +/- 11,464sf Entire Bldg. without +/- 1 Acre of Land \$28ft
- Entire Property \$33/ft

LEASE PRICING- Call for Details
Taxes: \$54,294

For More Information Contact Exclusive Broker:

MARIO ASARO  **SIO R**
PRESIDENT/ BROKER

Cell: 631.553.7329

Office: 631.694.3500 Ext 301

✉ masaro@industryone.com



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All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

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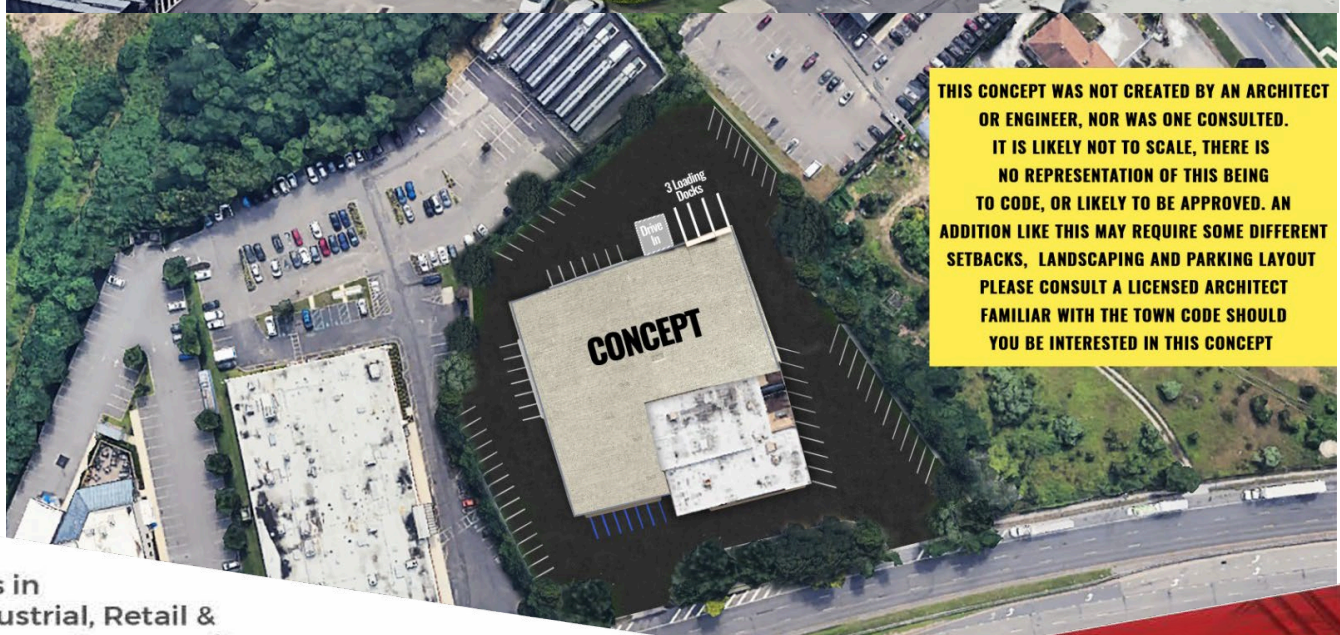
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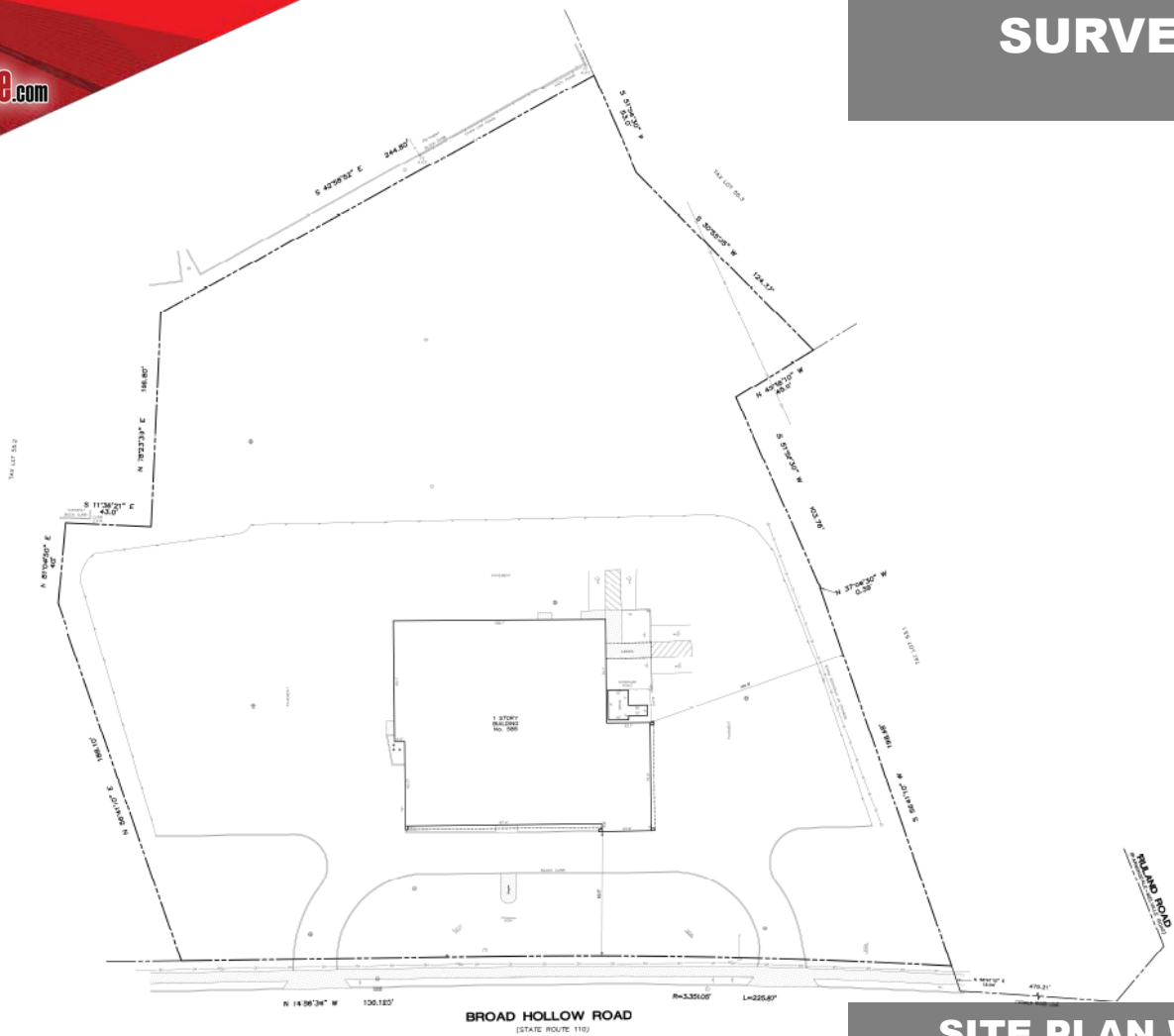
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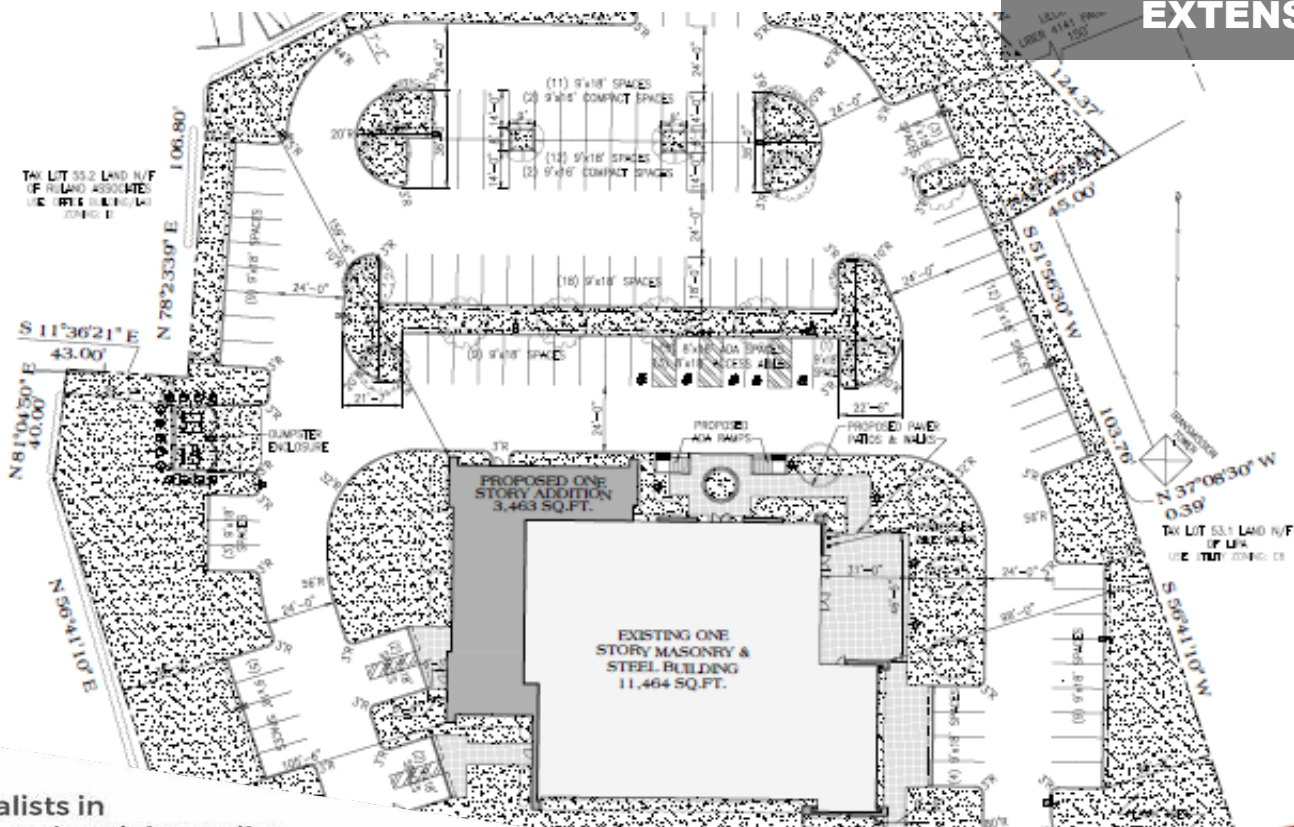
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**SITE PLAN WITH
PROPOSED SMALL
EXTENSION**



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