

**LI** **HARTZ**  
**COMMERCE**  
**CENTER**

**MELVILLE, NEW YORK**

**MARKET-DEFINING INDUSTRIAL DEVELOPMENT**

**±846,483 SQ. FT. | TWO STATE-OF-THE-ART FACILITIES | 40' CEILING HEIGHTS**

**235 PINELAWN ROAD**

**±599,983 SQ. FT.**

**AVAILABLE Q3 2022**



**90 RULAND ROAD**

**±246,500 SQ. FT.**

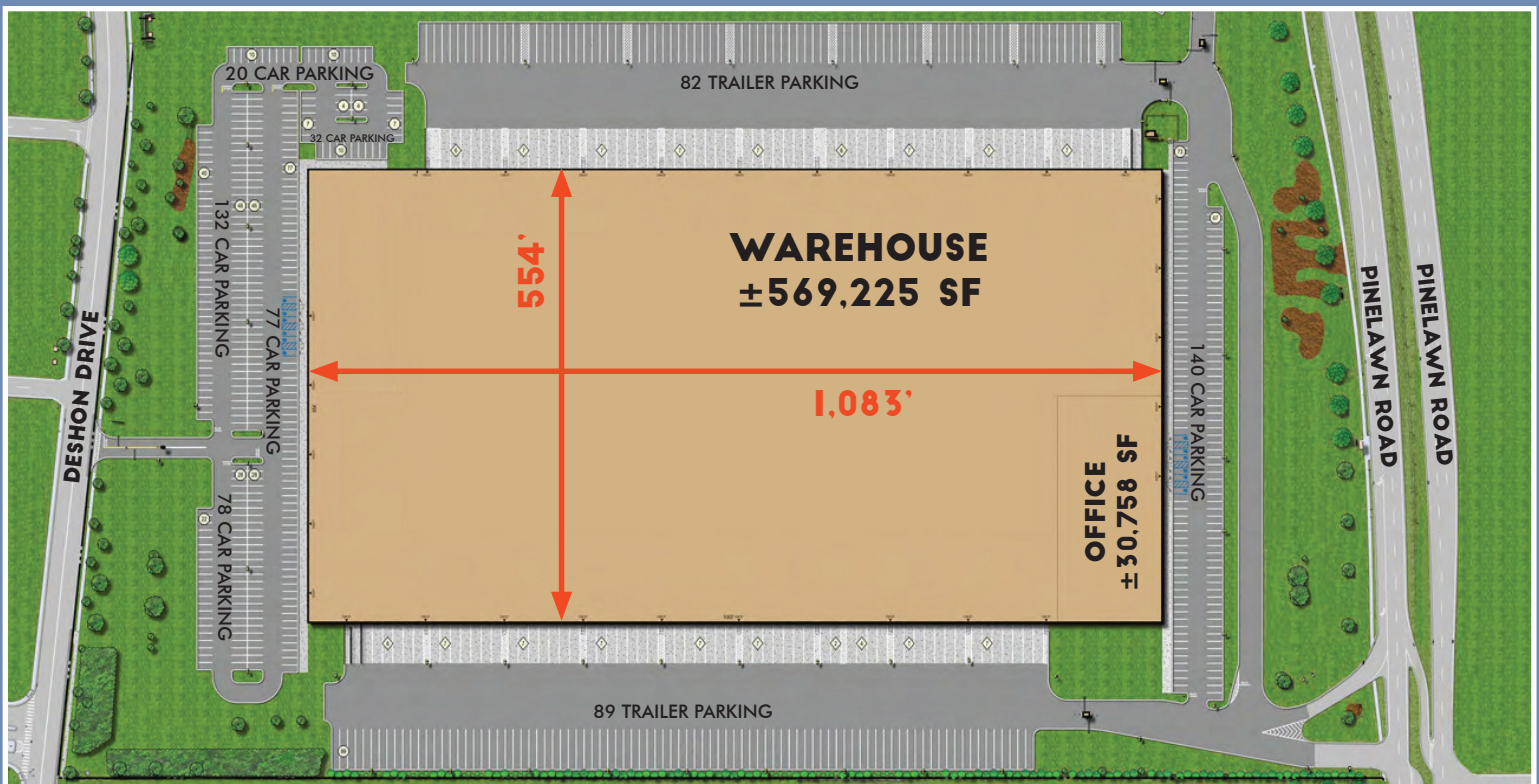
**AVAILABLE Q1 2022**



**CBRE**

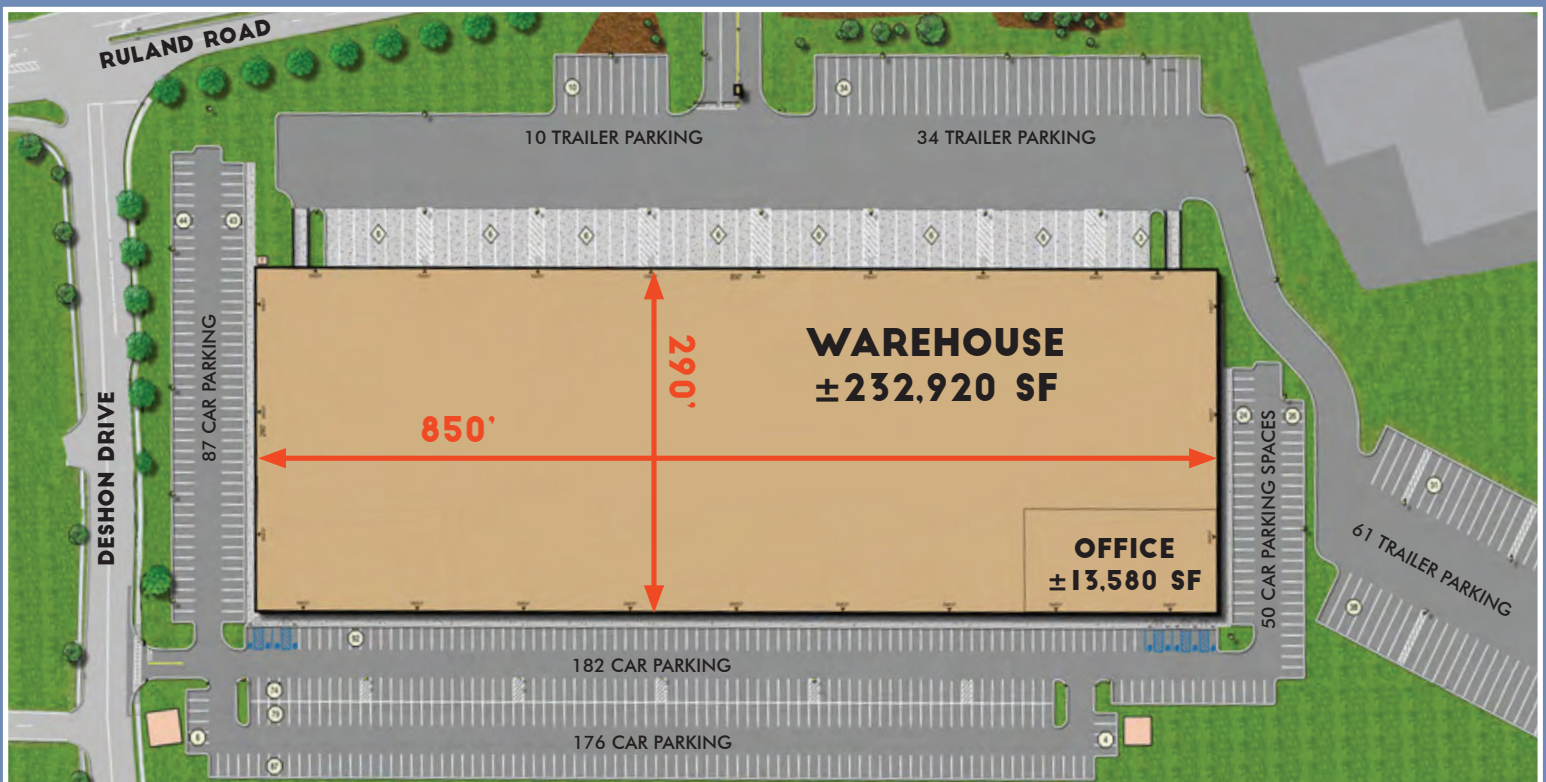
# 235 PINELAWN ROAD | ±599,983 SQ. FT.

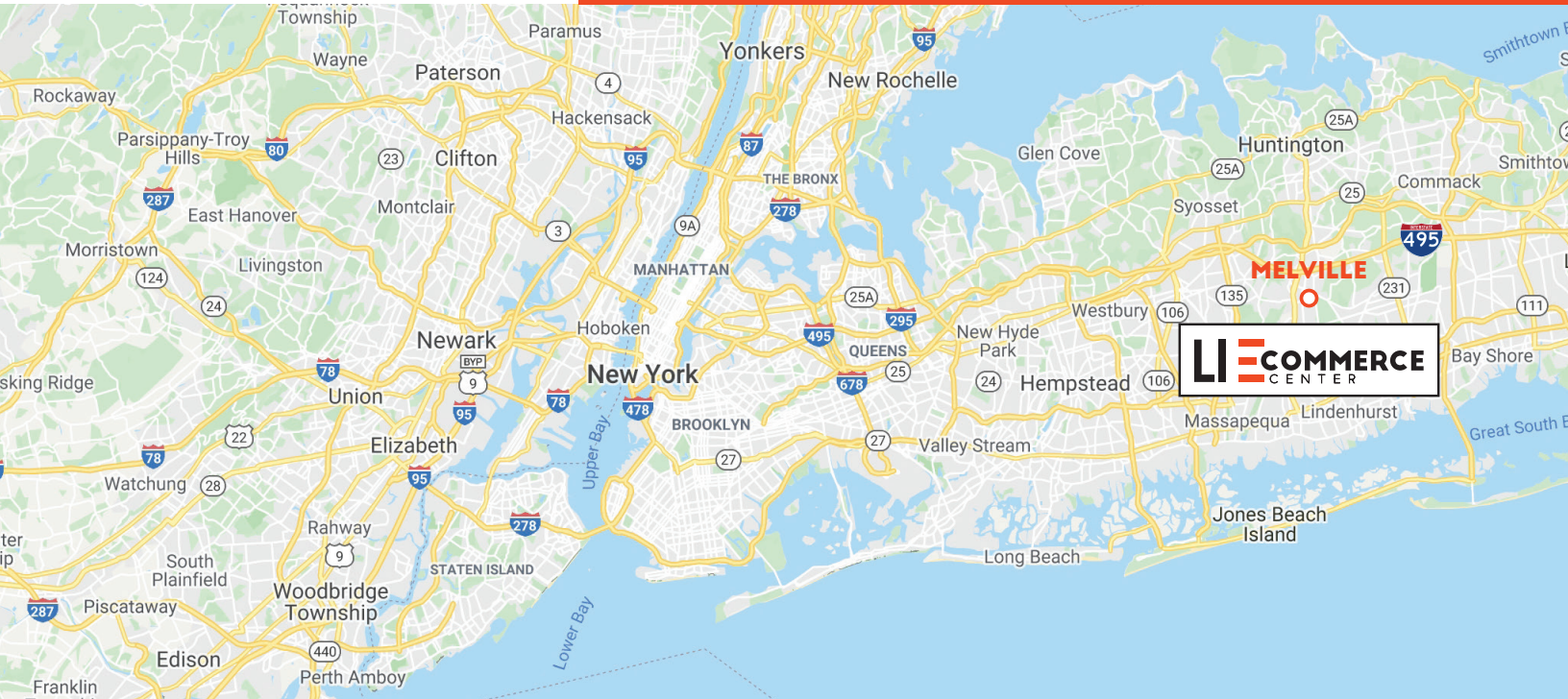
<b>GROSS BUILDING AREA (SF):</b>	±599,983 SF
<b>WAREHOUSE (SF):</b>	±569,225 SF
<b>OFFICE (SF):</b>	±30,758 SF expandable to ±61,516 SF; additional mezzanine possible
<b>STRUCTURE:</b>	Steel frame, beams, columns, roof, joists
<b>COLUMN SPACING:</b>	54' x 56'
<b>COLUMN SPACING AT SPEED BAY:</b>	61' x 63'
<b>EXTERIOR:</b>	Pre-cast concrete, insulated load bearing walls
<b>ROOF:</b>	Fully adhered EPDM, R=30
<b>FLOOR CAPACITY:</b>	<b>Warehouse/Office:</b> 8" concrete slab (800 lb/psf)
<b>HVAC:</b>	<b>Warehouse:</b> Roof mounted Cambridge units <b>Office Area (Core &amp; Shell):</b> Multiple electric cooling/gas fired constant volume roof top units per tenant requirement
<b>ELECTRICAL:</b>	5,000 amps, 277/480 volt service to the building (warehouse)
<b>LIGHTING</b>	<b>Warehouse Lighting Design Criteria:</b> LED Lighting based on a future mounting height of 40 ft. A.F.F. 30-Foot Candle <b>Office Lighting Fixture:</b> 2' x 4' LED
<b>FIRE PROTECTION:</b>	<b>Warehouse:</b> NFPA-13 2016 Edition Section 8.12-Early
<b>PLUMBING:</b>	Suppression Fast Response Sprinkler System 6" lateral sanitary connections are provided 2" domestic water service is provided
<b>OFFICE FLOOR TO CEILING HEIGHT:</b>	18'0"
<b>WAREHOUSE CLEAR CEILING HEIGHT:</b>	40'0" to underside of steel at lowest point of roof structure
<b>LOADING:</b>	(120) 9'0" x 10'0" loading docks w/ 35,000 lb rated levelers (2) 12'0" x 16'0" drive-in doors
<b>CONSTRUCTION CLASS:</b>	Group S-1 and B
<b>CAR PARKING:</b>	479
<b>TRAILER PARKING:</b>	171



# 90 RULAND ROAD | ±246,500 SQ. FT.

<b>GROSS BUILDING AREA (SF):</b>	±246,500 SF
<b>WAREHOUSE (SF):</b>	±232,920 SF
<b>OFFICE (SF):</b>	±13,580 SF expandable to ±27,160 SF; additional mezzanine possible
<b>STRUCTURE:</b>	Steel frame, beams, columns, roof, joists
<b>COLUMN SPACING:</b>	56' x 57'
<b>COLUMN SPACING AT SPEED BAY:</b>	59' x 57'
<b>EXTERIOR:</b>	Pre-cast concrete, insulated load bearing walls
<b>ROOF:</b>	Fully adhered EPDM, R=30
<b>FLOOR CAPACITY:</b>	<b>Warehouse/Office:</b> 8" concrete slab (800 lb/psf)
<b>HVAC:</b>	<b>Warehouse:</b> Roof mounted Cambridge units <b>Office Area (Core &amp; Shell):</b> Multiple electric cooling/gas fired constant volume roof top units per tenant requirement
<b>ELECTRICAL:</b>	2,500 amps, 277/480 volt service to the building (warehouse)
<b>LIGHTING</b>	<b>Warehouse Lighting Design Criteria:</b> LED Lighting based on a future mounting height of 40 ft. A.F.F. 30-Foot Candle <b>Office Lighting Fixture:</b> 2' x 4' LED
<b>FIRE PROTECTION:</b>	<b>Warehouse:</b> NFPA-13 2016 Edition Section 8.12-Early
<b>PLUMBING:</b>	Suppression Fast Response Sprinkler System 6" lateral sanitary connections are provided 2" domestic water service is provided
<b>OFFICE FLOOR TO CEILING HEIGHT:</b>	18'0"
<b>WAREHOUSE CLEAR CEILING HEIGHT:</b>	40'0" to underside of steel at lowest point of roof structure
<b>LOADING:</b>	(51) 9'0" x 10'0" loading docks w/ 35,000 lb rated levelers (2) 12'0" x 16'0" drive-in doors
<b>CONSTRUCTION CLASS:</b>	Group S-1 and B
<b>CAR PARKING:</b>	495
<b>TRAILER PARKING:</b>	105





**5 MINUTES | 2 MILES**  
 EXIT 49 S LONG ISLAND EXPRESSWAY

**90 RULAND ROAD**

**235 PINELAWN ROAD**

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