



195 SPAGNOLI ROAD • MELVILLE, NY

www.midislandlogisticscenter.com

BUILT TO SUIT OPPORTUNITY | DIVISIONS AVAILABLE





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BUILDING A

BUILDING SQUARE FEET	±138,005 SF
WAREHOUSE SQUARE FEET	±131,182 SF
OFFICE SQUARE FEET	±6,904 SF
CEILING CLEAR HEIGHT	36' Clear
LOADING DOCKS	50 (9' x 10')
DRIVE-INS	2 (12' x 14')
ELECTRICAL	2,500 amp, 277/480 Volt
COLUMN SPACING	52' x 53' (53'x 60' At Speed Bays)
LIGHTING	LED
FIRE PROTECTION	ESFR

BUILDING B

BUILDING SQUARE FEET	±219,125 SF
WAREHOUSE SQUARE FEET	±206,957 SF
OFFICE SQUARE FEET	±10,956 SF
CEILING CLEAR HEIGHT	36' Clear
LOADING DOCKS	55 (9' x 10')
DRIVE-INS	2 (12' x 14')
ELECTRICAL	3,000 amp, 277/480 Volt
COLUMN SPACING	52' x 55' (52'x 60' At Speed Bays)
LIGHTING	LED
FIRE PROTECTION	ESFR

ADDITIONAL HIGHLIGHTS

- Built To Suit Proposals
- Divisions Available
- Car Parking - 375 Stalls
- Trailer Parking - 92 Truck Stalls
- Connected To Sewer
- Potential To Install Additional Power



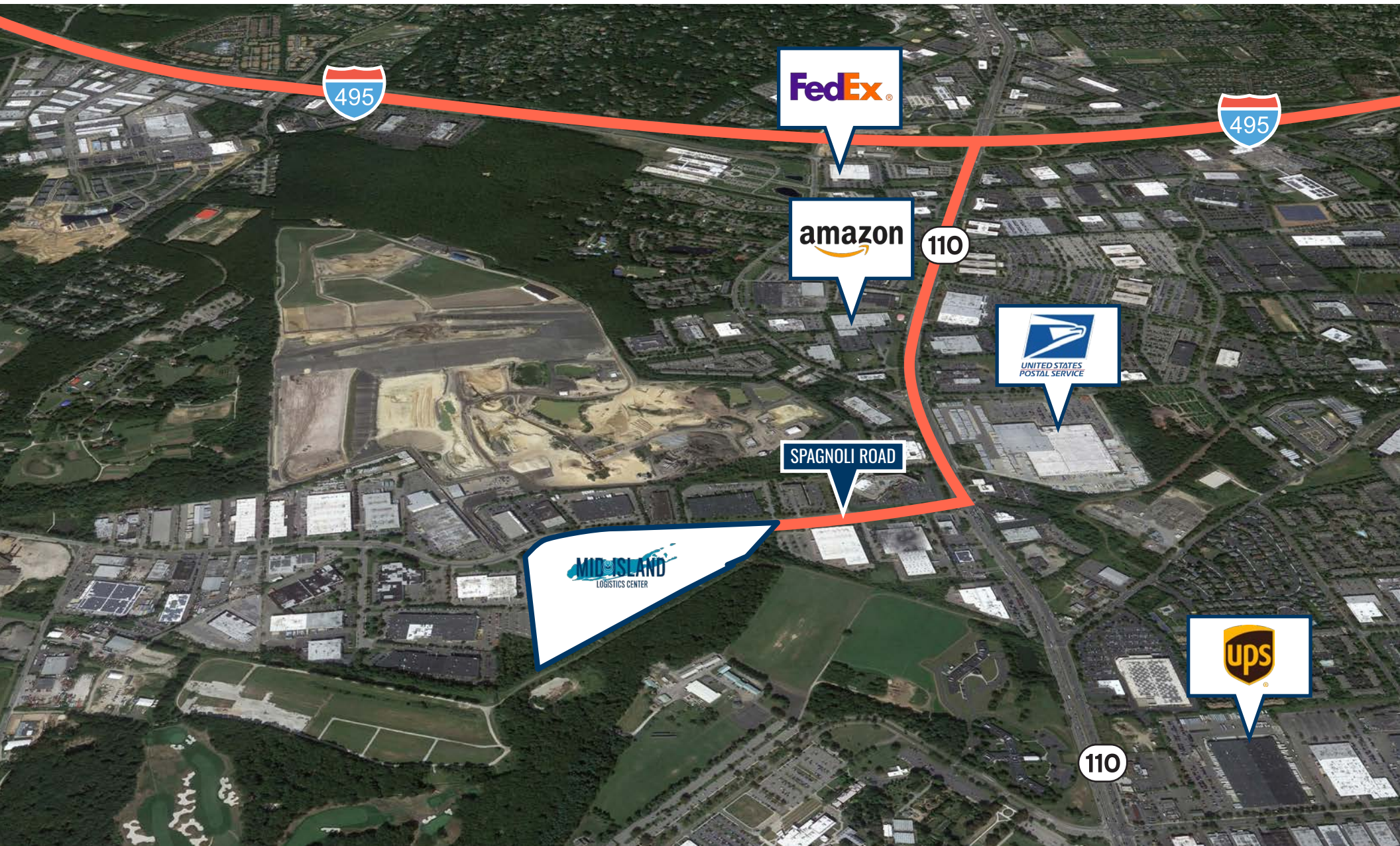
SITE PLAN





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WHY MID-ISLAND LOGISTICS CENTER?

BETTER THAN THE BOROUGHES

Modern Space at a Lower Cost

NASSAU COUNTY LOCATION SUFFOLK COUNTY INCENTIVES

Average close to 50% less unabated in Real Estate Taxes



NEARBY OCCUPIERS

Amazon, FedEx, UPS, and USPS Within Minutes

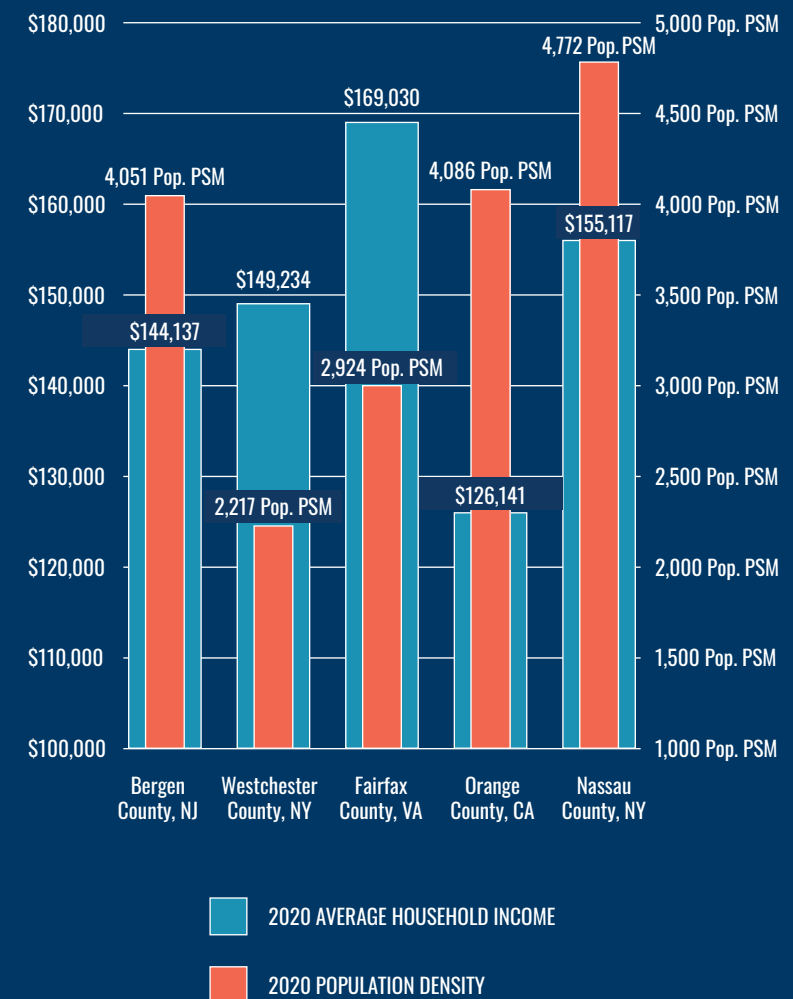
POPULATION DENSITY + AFFLUENCE

4,772 consumers PSM + \$155,117 AHHI within a 30-minute drive

THE STAT LINE

- 7.8 Million Consumers - Includes Long Island, Brooklyn, and Queens
- Consumer Population greater than 37 of the 50 U.S. states
- Only 31 SF of Industrial Space on Long Island per consumer vs. 83 SF in Northern New Jersey

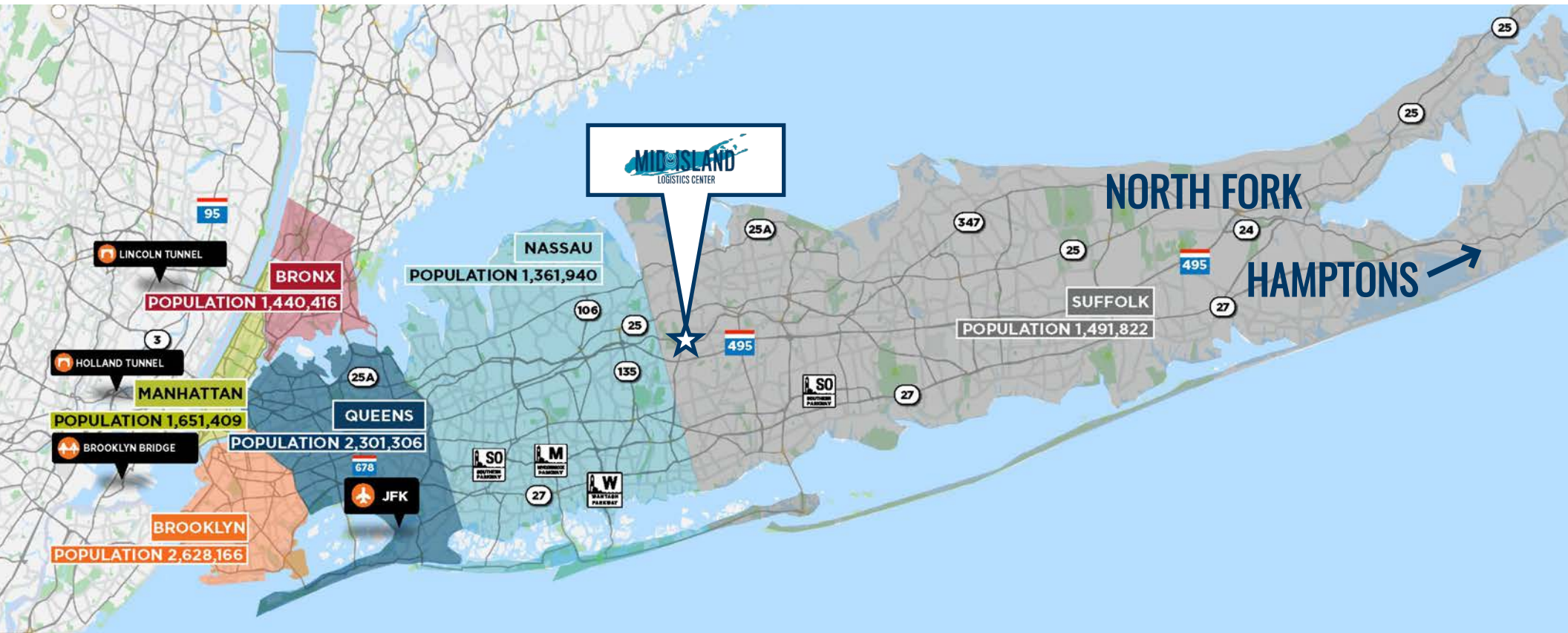
POPULATION DENSITY & AVERAGE HOUSEHOLD INCOME BY COUNTY





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QUEENS | 23 miles



BROOKLYN | 33 miles



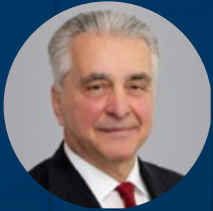
MANHATTAN | 36 miles



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KBCADVISORS

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