



MELVILLE, NEW YORK

MARKET-DEFINING INDUSTRIAL DEVELOPMENT
STATE-OF-THE-ART FACILITY | 40' CEILING HEIGHTS



5 MINUTES | 2 MILES
EXIT 49 S LONG ISLAND EXPRESSWAY

235 PINELAWN ROAD

±599,983 SQ. FT. / DIVISIONS WILL BE CONSIDERED

AVAILABLE MAY 1, 2022



EXCLUSIVE BROKER CONTACTS:

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

