

LIECOMMERCE CENTER

MELVILLE, NEW YORK

MARKET-DEFINING INDUSTRIAL DEVELOPMENT

STATE-OF-THE-ART FACILITY | 40' CEILING HEIGHT

DIVISIBLE TO $\pm 100,000$ SF

AVAILABLE NOW



235 PINELAWN ROAD, MELVILLE, NY



±599,983 SF
TOTAL BUILDING SIZE



54' X 56'
COLUMN SPACING



40'
CEILING HEIGHT



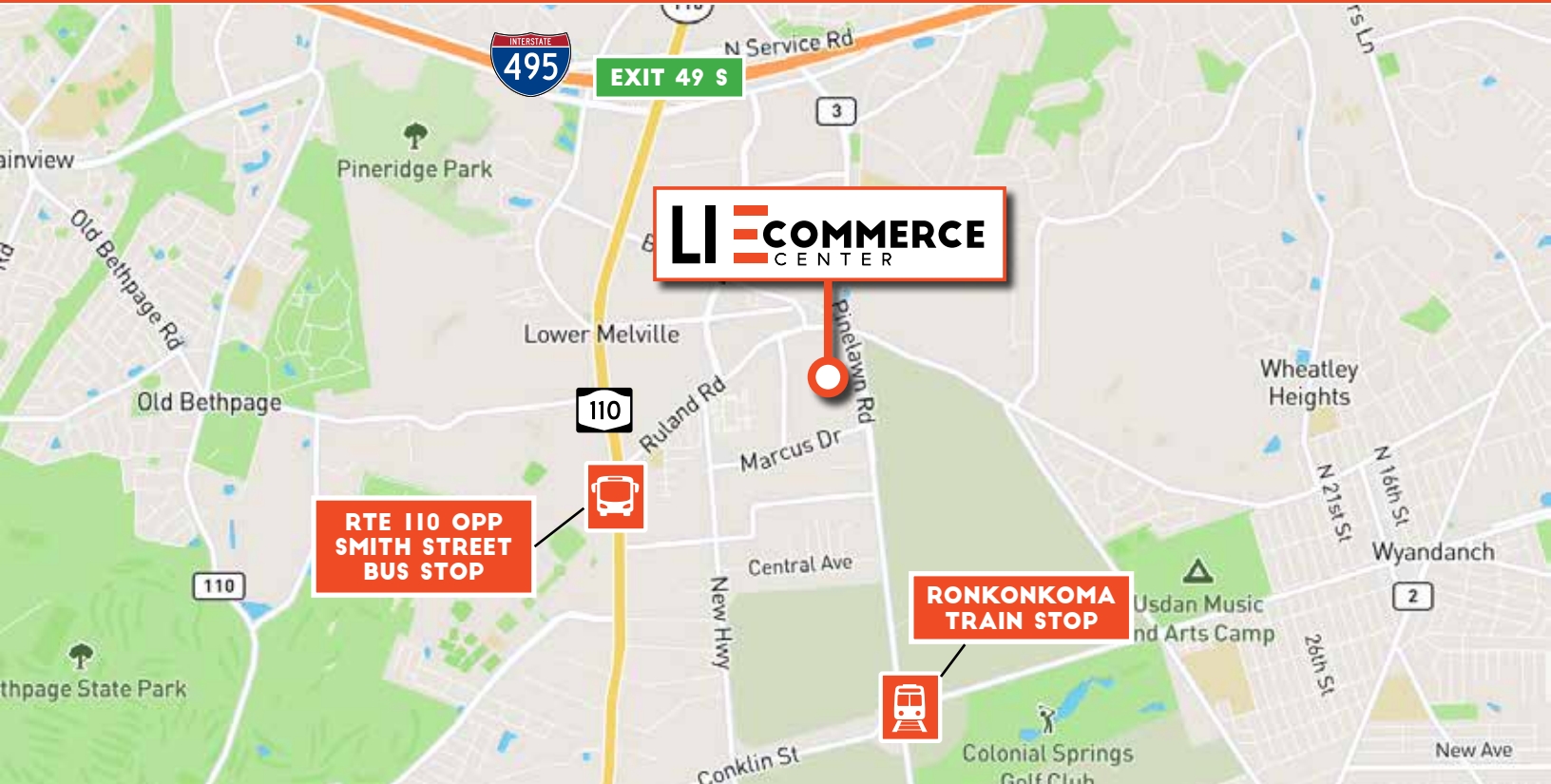
5,000
AMPS

Total Building SF	±599,983 SF	Drive-In Doors	1 (12' x 16')
Available SF	±504,833SF (divisible to ±100,000 SF)	Car Parking	479 (+100 additional banked spots)
Office	±7,183 SF	Trailer Parking	202
Ceiling Height	40'	Power	5,000 amps, 277/480 volts
Column Spacing	54' x 56' (61' x 63' speed bays)	Lighting	LED
Dock Doors	99 (9' x 10')	Fire Protection	ESFR



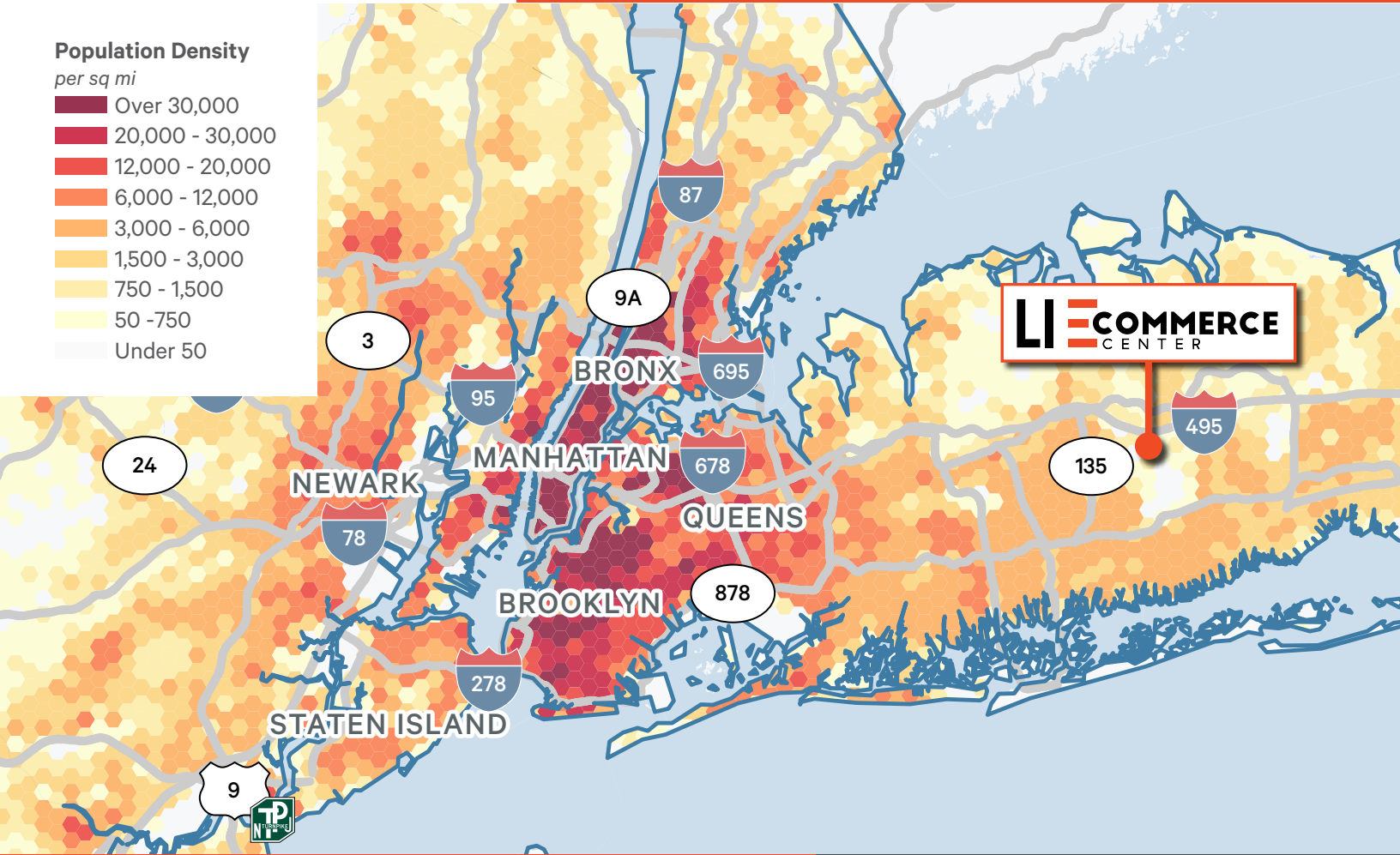
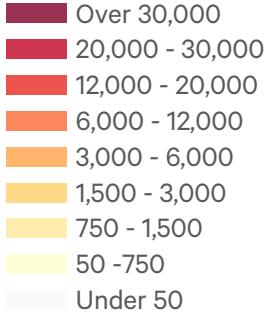


I-495	5 min / 2 miles	TETERBORO AIRPORT	1 hr 30 min / 45 miles
JOHN F. KENNEDY INT'L AIRPORT	31 min / 26 miles	NEWARK LIBERTY INT'L AIRPORT	1 hr 15 min / 60 miles
LAGUARDIA AIRPORT	36 min / 29 miles	PORT NEWARK & ELIZABETH	1 hr 30 min / 50 miles
MANHATTAN	1 hr / 40 miles	PORT OF BAYONNE	1 hr 15 min / 57 miles



Population Density

per sq mi



DIVISIBLE TO ±100,000 SF

AVAILABLE NOW

FOR LEASE

235 PINELAWN ROAD, MELVILLE, NY

EXCLUSIVE BROKER CONTACTS:

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