

LI COMMERCE CENTER

MELVILLE, NEW YORK

MARKET-DEFINING INDUSTRIAL DEVELOPMENT

±599,983 SF | STATE-OF-THE-ART FACILITY | 40' CEILING HEIGHT

235 PINELAWN ROAD

±599,983 SF

DIVISION POSSIBLE

AVAILABLE NOW

90 RULAND ROAD

LEASED



HARTZ

CBRE

235 PINELAWN ROAD, MELVILLE, NY ±599,983 SF AVAILABLE NOW



±599,983 SF
TOTAL BUILDING SIZE



54' X 56'
COLUMN SPACING

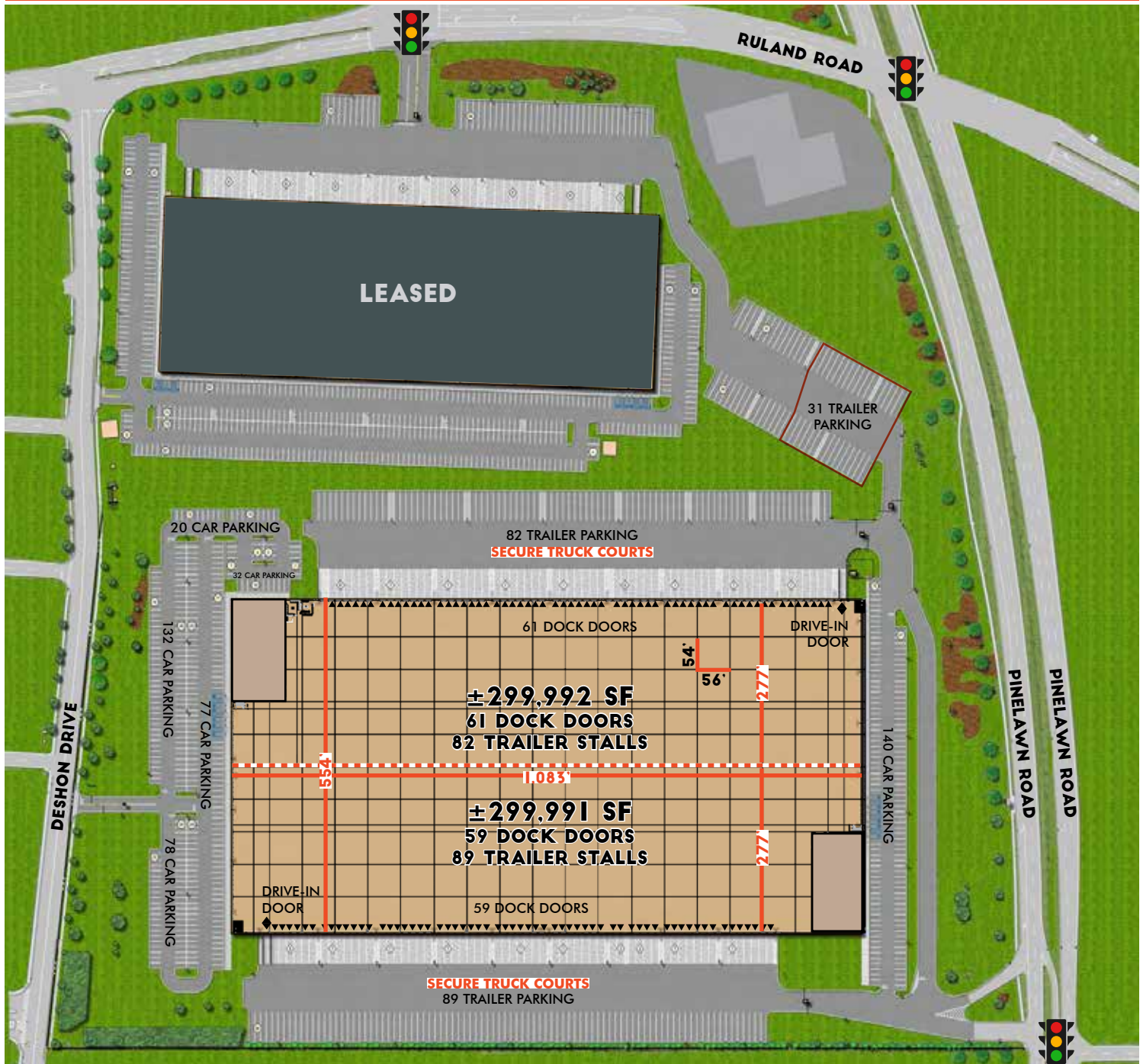


40'
CEILING HEIGHT



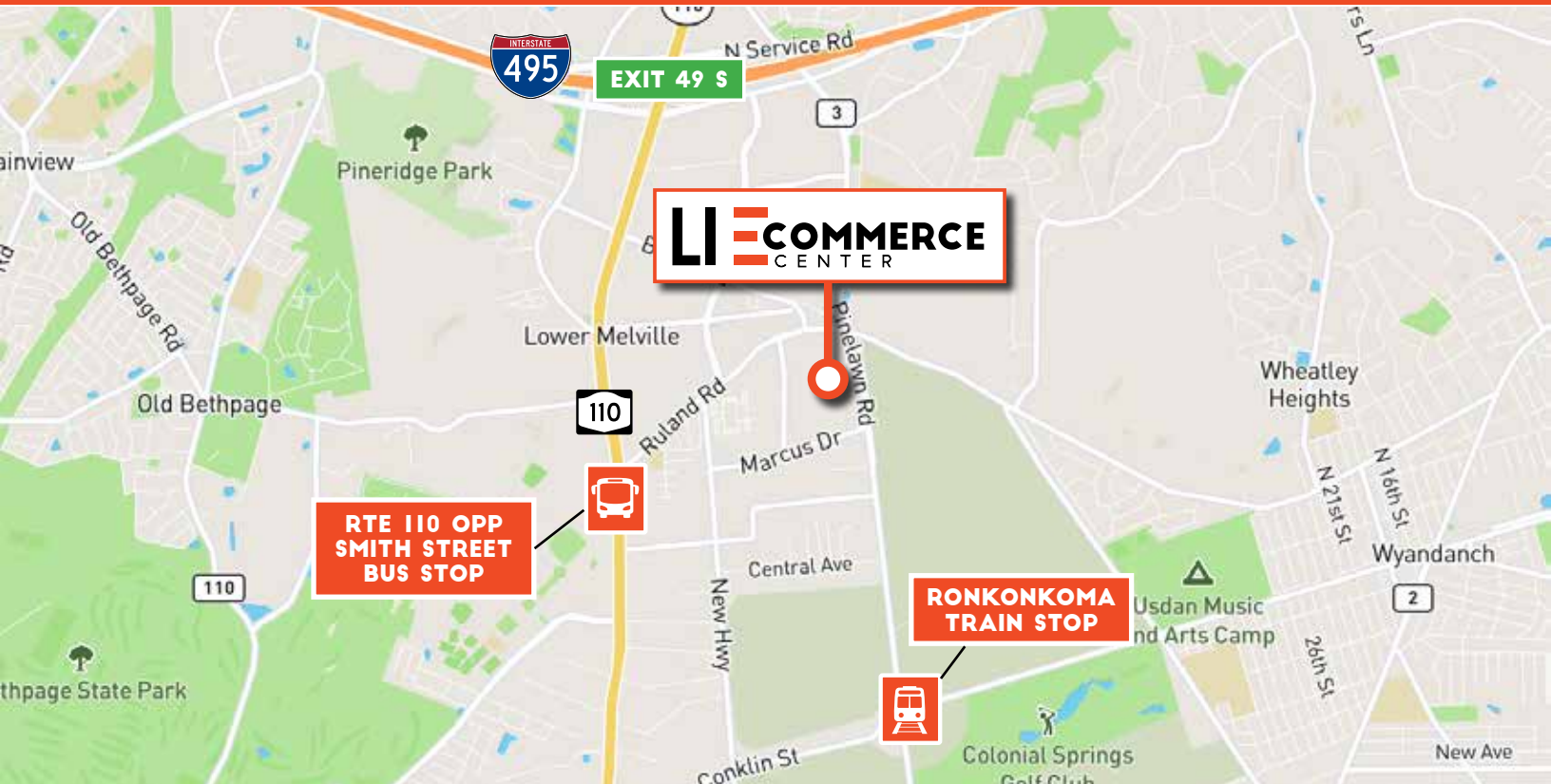
120
LOADING DOCKS

Total Building SF	±599,983 SF	Drive-In Doors	2 (12' x 16')
Available SF	±599,983 SF (division possible)	Car Parking	479 (+100 additional banked spots)
Office	To be determined	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	120 (9' x 10')	Fire Protection	ESFR



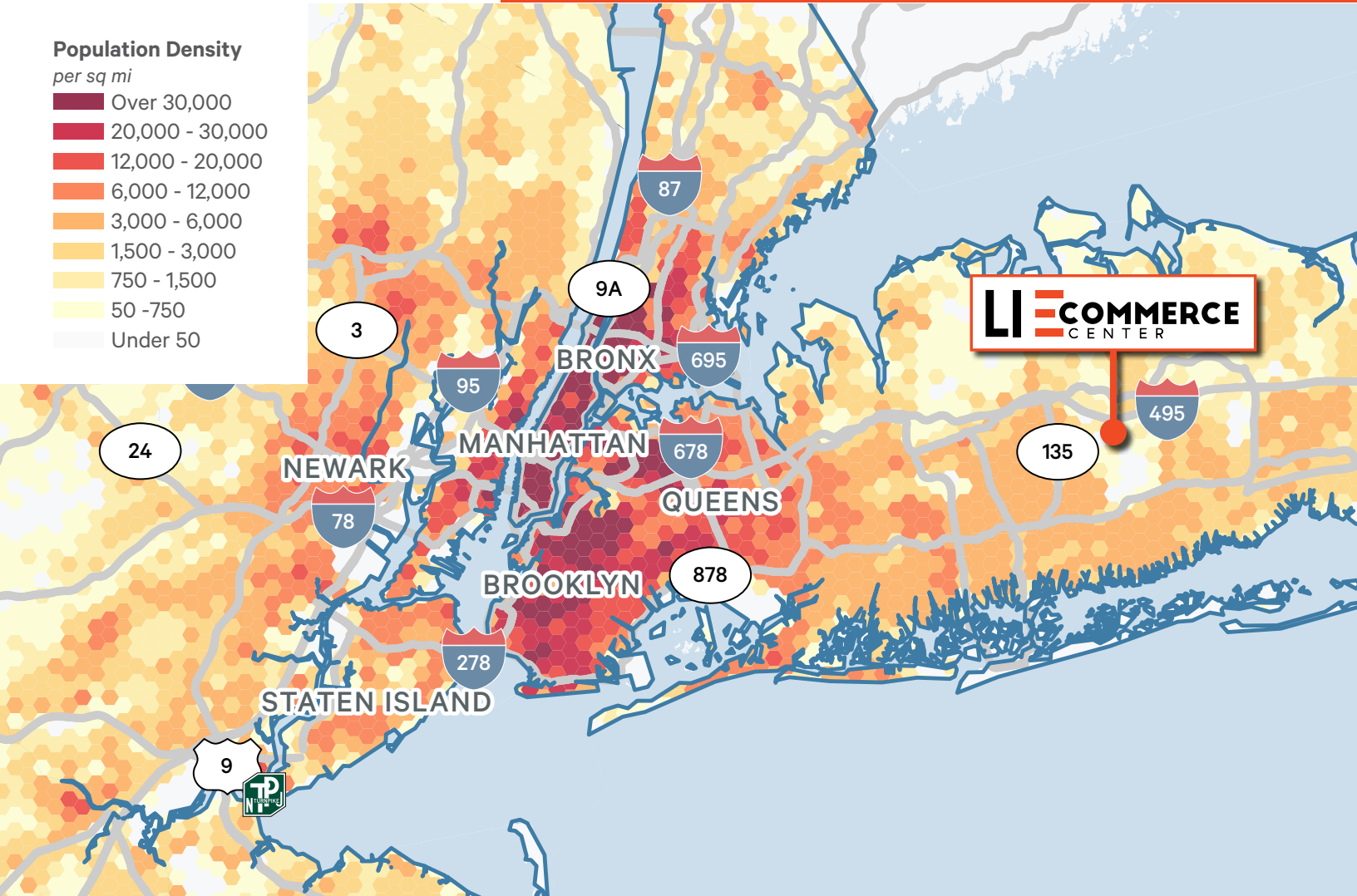
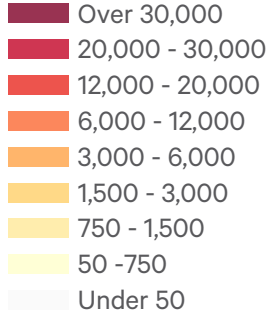


I-495	5 min / 2 miles	TETERBORO AIRPORT	1 hr 30 min / 45 miles
JOHN F. KENNEDY INT'L AIRPORT	31 min / 26 miles	NEWARK LIBERTY INT'L AIRPORT	1 hr 15 min / 60 miles
LAGUARDIA AIRPORT	36 min / 29 miles	PORT NEWARK & ELIZABETH	1 hr 30 min / 50 miles
MANHATTAN	1 hr / 40 miles	PORT OF BAYONNE	1 hr 15 min /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



Population Density

per sq mi



FOR LEASE

235 PINELAWN ROAD, MELVILLE, NY

±599,983 SF | DIVISION POSSIBLE | AVAILABLE NOW

EXCLUSIVE BROKER CONTACTS:

Thomas Monahan

Vice Chairman
+1 201 712 5610
thomas.monahan@cbre.com

Paul Leone

Senior Vice President
+1 631 370 6052
paul.leone@cbre.com

Phil Heilpern

Senior Vice President
+1 631 370 6080
philip.heilpern@cbre.com

Stephen D'Amato

Executive Vice President
+1 201 712 5616
stephen.damato@cbre.com

Larry Schiffenhaus

Executive Vice President
+1 201 712 5809
larry.schiffenhaus@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.