

# LIECOMMERCE CENTER

MELVILLE, NEW YORK

## MARKET-DEFINING INDUSTRIAL DEVELOPMENT

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

48,801 SF

AVAILABLE NOW



235 PINELAWN ROAD

48,801 SF

90 RULAND ROAD

LEASED

LEASED

LEASED

LEASED

LEASED

LEASED



HARTZ

CBRE

LIECOMMERCECENTER.COM

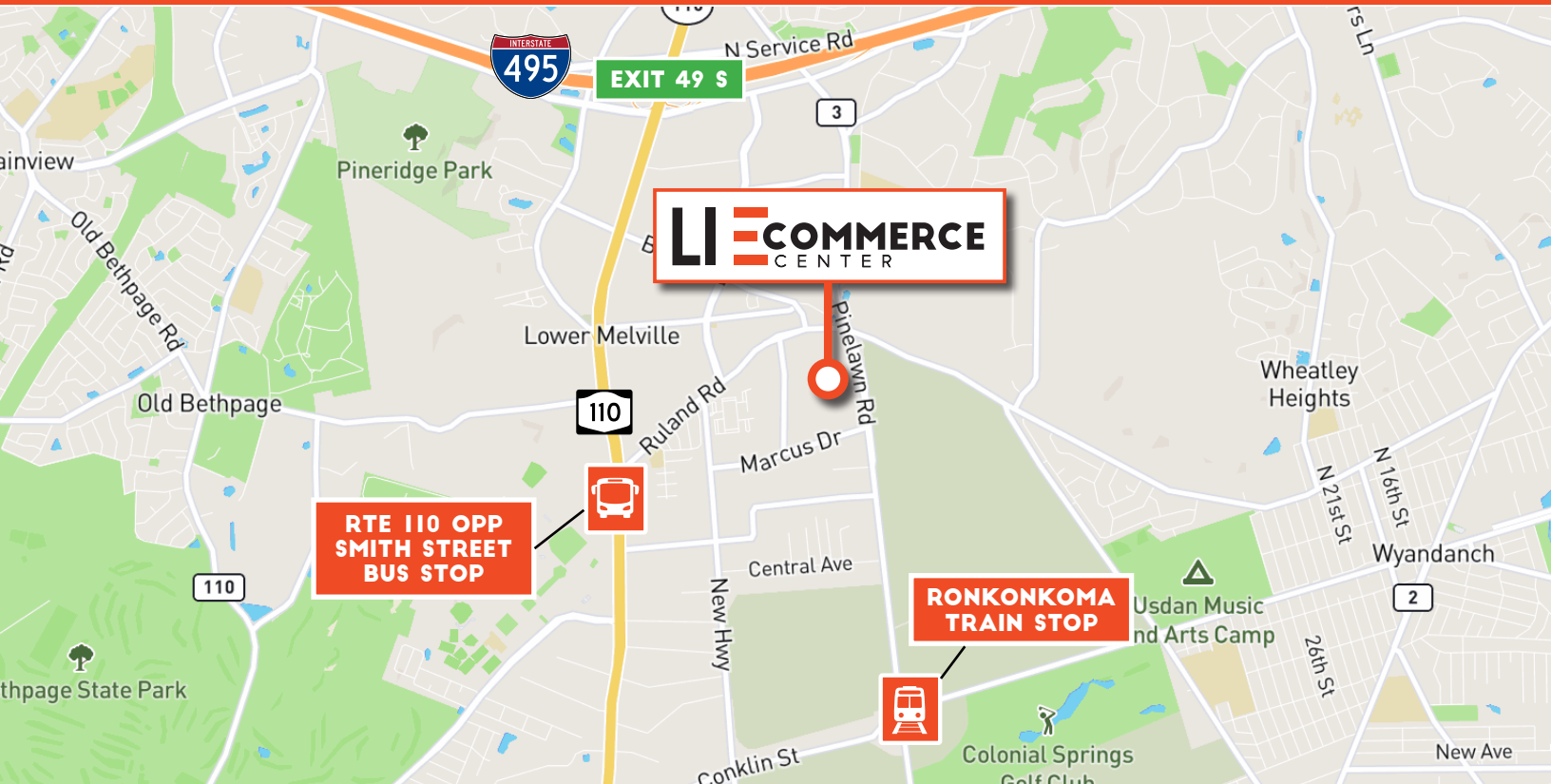
# 235 PINELAWN ROAD, MELVILLE, NY

<b>Total Building SF</b>	±599,983 SF	<b>Car Parking</b>	479 (+100 additional banked spots)
<b>Total Available SF</b>	48,801 SF	<b>Trailer Parking</b>	15
<b>Office</b>	To Suit	<b>Power</b>	5,000 amps, 277/480 volts
<b>Ceiling Height</b>	40'	<b>Lighting</b>	LED
<b>Column Spacing</b>	54' x 56' (61' x 63' speed bays)	<b>Fire Protection</b>	ESFR
<b>Dock Doors</b>	7 (9' x 10')	<b>Occupancy</b>	Immediate
<b>Drive-In Doors</b>	1 (12' x 16')		



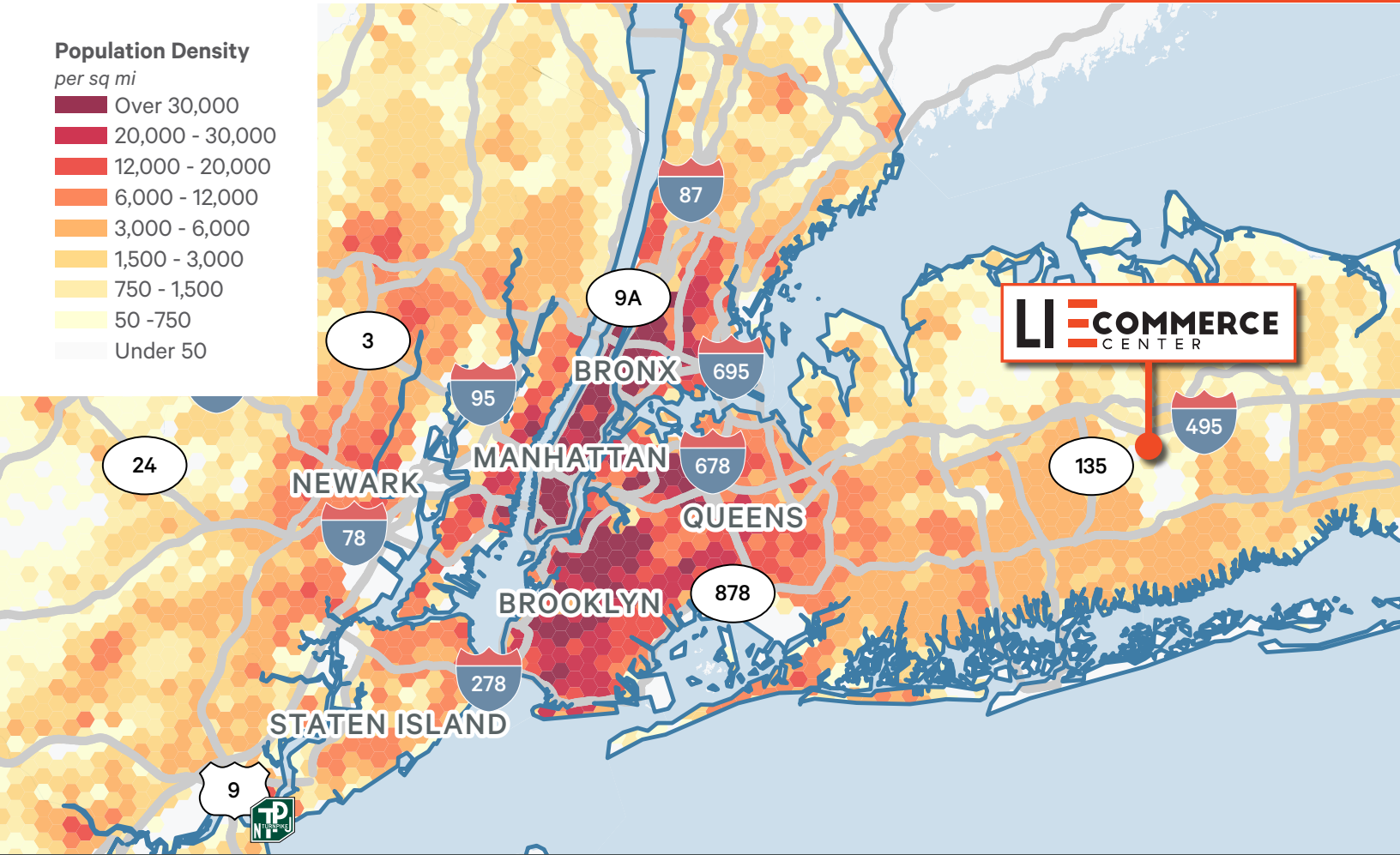
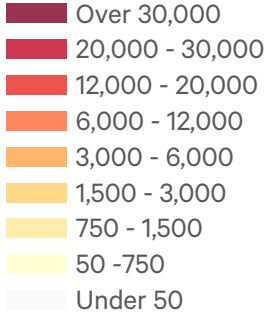


I-495	5 min / 2 miles	TETERBORO AIRPORT	1 hr 30 min / 45 miles
JOHN F. KENNEDY INT'L AIRPORT	31 min / 26 miles	NEWARK LIBERTY INT'L AIRPORT	1 hr 15 min / 60 miles
LAGUARDIA AIRPORT	36 min / 29 miles	PORT NEWARK & ELIZABETH	1 hr 30 min / 50 miles
MANHATTAN	1 hr / 40 miles	PORT OF BAYONNE	1 hr 15 min /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



**Population Density**

per sq mi



**AVAILABLE NOW**

**FOR LEASE**

**235 PINELAWN ROAD, MELVILLE, NY**

**EXCLUSIVE BROKER CONTACTS:**

**Thomas Monahan**  
Vice Chairman (Honorary Title)  
+1 201 712 5610  
thomas.monahan@cbre.com

**Paul Leone**  
Senior Vice President (Honorary Title)  
+1 631 370 6052  
paul.leone@cbre.com

**Phil Heilpern**  
Senior Vice President (Honorary Title)  
+1 631 370 6080  
philip.heilpern@cbre.com

**Larry Schifffenhaus**  
Executive Vice President (Honorary Title)  
+1 201 712 5809  
larry.schifffenhaus@cbre.com



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