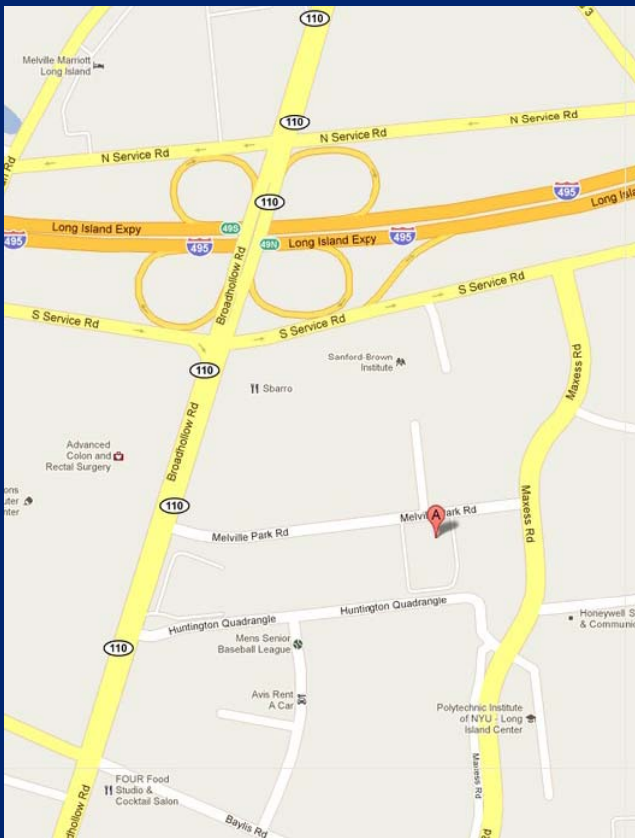


Industrial Building Available For Lease **68,000 sq. ft.**
20 Melville Park Road, Melville, NY *(divisible to 44,594 & 23,406 sq. ft.)*



- Plot Size:** 4 Acres
- Office Space:** 21%
- Production:** 30,000 sq. ft.
- Ceiling Ht:** 14'+ @44,000sf
25'+@23,120sf
- Loading:** 4 Docks
2 Drive-ins
- Power:** 5,000 Amps
- Heating:** Oil/Gas
- Sprinklers:** Yes
- A/C:** Offices & Mfg.

Lease Pricing:

\$7.50/sq. ft. -- entire building

\$7.75 sq. ft. -- divisions

(includes base year taxes)

Manufacturing space is fully air conditioned and has extensive air and power distribution

For more information please contact:

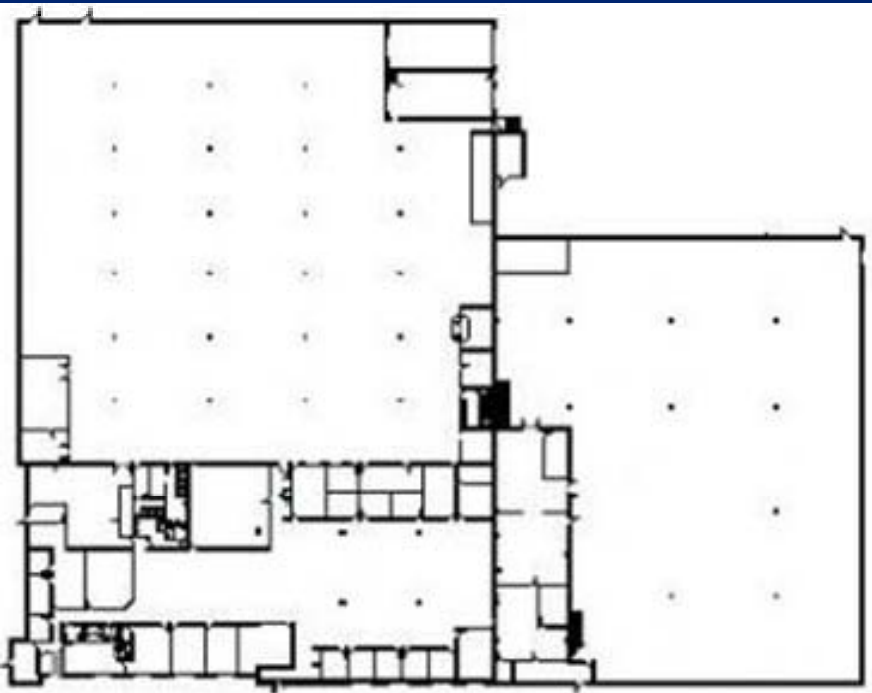
Schacker Real Estate Corp. 631-293-3700

info@schackerrealty.com

All information is subject to errors, omissions, modification, and withdrawal.

Information is from sources deemed to be reliable but should not be relied upon without independent verification.

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