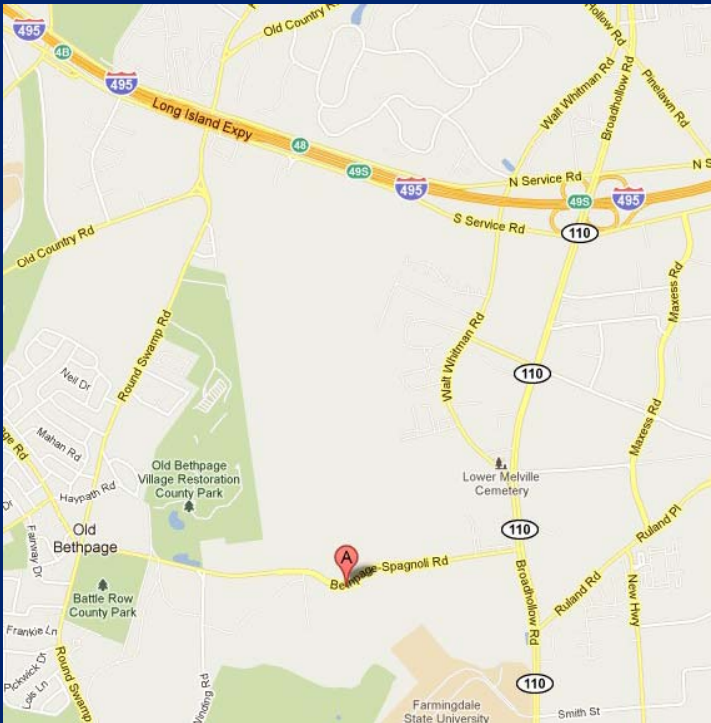


Industrial Building Available For Lease
265 Spagnoli Road, Melville, NY

40,565 sq. ft.



- Plot Size:** 6 Acres
- Building size:** 90,000 sq. ft.
- Office Space:** 70% (9'6" dropped ceiling)
- Ceiling Height:** 20'
- Column Span:** 25' x 40'
- Loading:** 4 Loading Docks, 1 Drive-in
- Power:** 2,000 Amps
- Sprinklers:** Yes
- A/C:** FULL
- Heating:** Gas

- Lease Price:** **\$11.50/sq. ft.**
(includes base year taxes)

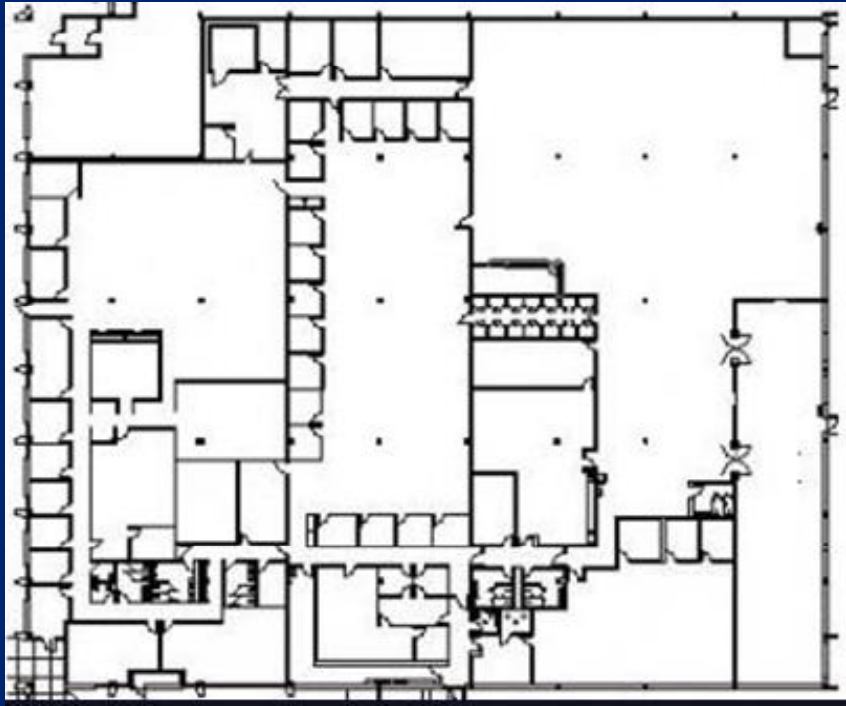
Division:
40,565 sq. ft. w/ 55% office, 4LD/1 DI \$11.75/sf

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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