



Schacker Real Estate Corp.

www.schackerrealty.com

60,000 sq. ft. Available For Sale or Lease 536 Broadhollow Road, Melville, NY



Lot Size:	6 Acres
Warehouse:	+/- 16,000 sq. ft.
Office Space:	+/- 45,000 sq. ft. (excess can be removed)
Ceiling Ht:	15' under steel±51,109 sq. ft. 10' under steel ±10,000 sq. ft.
Power:	2,000 Amps, 277/480 V.
Zoning:	Light Industrial
Loading:	5 docks + 3 additional short swing room docks 1 Drive-in door
Columns:	25' x 40'
Sewers:	No, but lines located close by
Sprinklers:	Yes
A/C:	Yes (units are old)
Heat:	Gas
Parking:	Excellent
Taxes:	\$2.34/sq. ft. (2008)
Expansion:	Possible
Sale Price:	\$6,111,000 (\$100/sq. ft.)
Lease price:	Upon Request

Contact: Schacker Realty 631-293-3700

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.



536 Broadhollow Road, Melville, NY Photos, Map & Floor Plan

Schacker Real Estate Corp.

www.schackerrealty.com

