



195 SPAGNOLI ROAD • MELVILLE, NY

FULLY ENTITLED & SITE PLAN APPROVED • ESTIMATED DELIVERY: Q4 2022



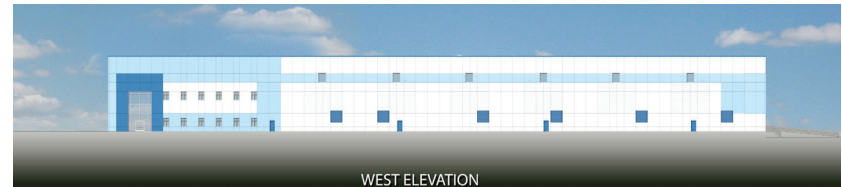
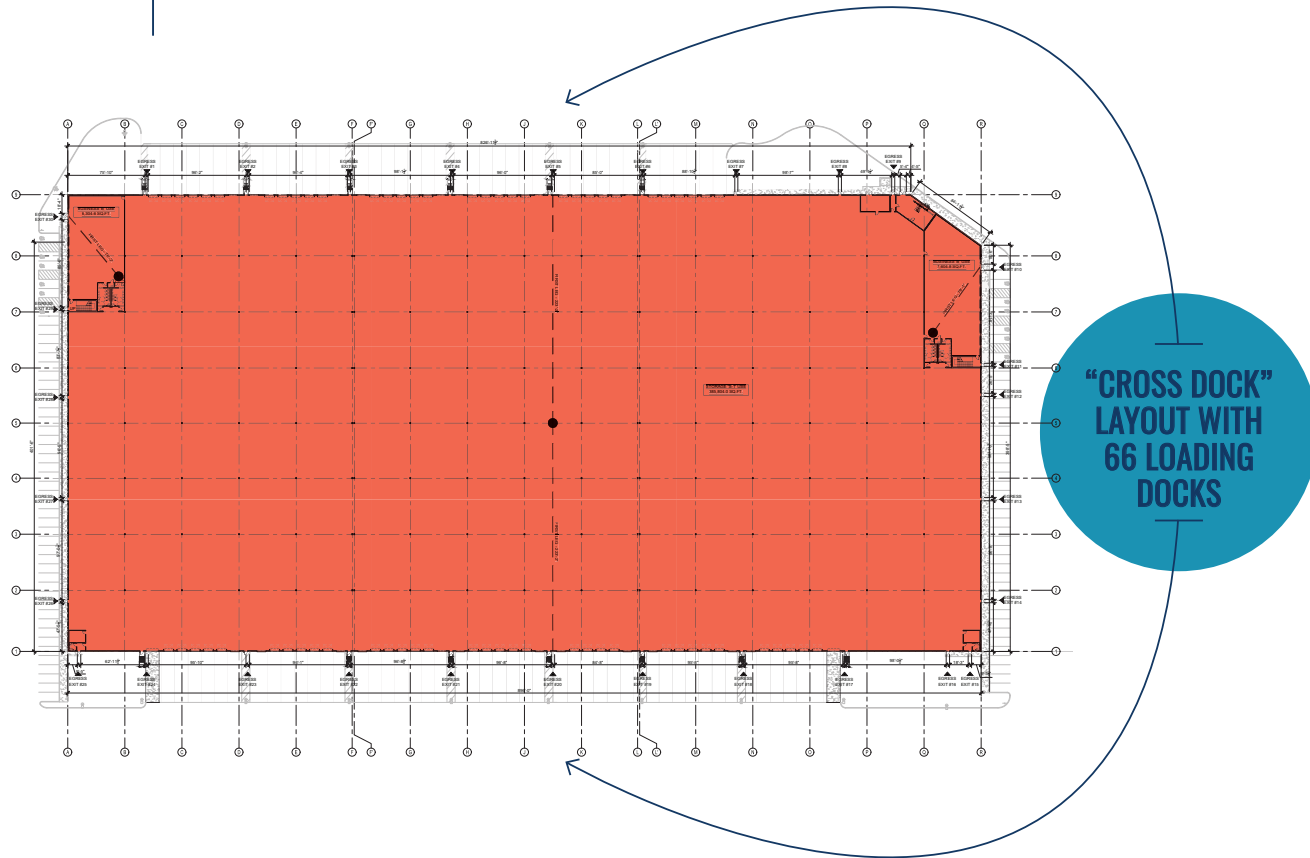


195 SPAGNOLI ROAD • MELVILLE, NY



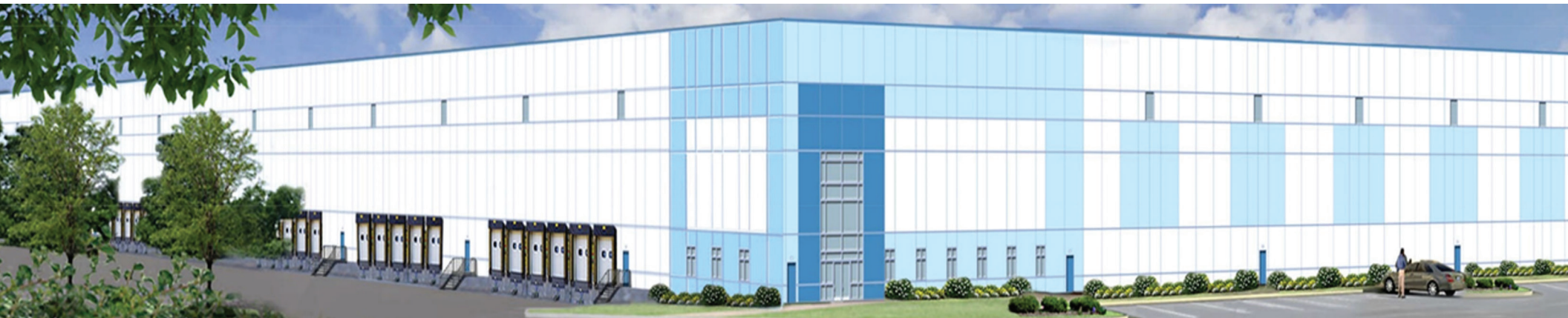


195 SPAGNOLI ROAD • MELVILLE, NY





## 195 SPAGNOLI ROAD • MELVILLE, NY



ADDRESS	195 Spagnoli Road, Melville, NY 11747
GROSS BUILDING AREA	399,696 SF
OFFICE SQUARE FEET	Built-to-Suit
CLEAR CEILING HEIGHTS	40' to Underside of Steel
CAR PARKING	540 Stalls Plus 142 Land Banked Stalls
TRAILER PARKING	51 Stalls - 53' Trailers
LOADING DOCKS	<ul style="list-style-type: none"><li>• 66 Loading Docks - 9x10 ft (30,000 LB pit levelers)</li><li>• 2 Drive-In Doors - 12x16 ft</li><li>• 20 Future Loading Docks Expansion</li></ul>
PLUMBING	<ul style="list-style-type: none"><li>• Connection to Suffolk County Health Department Southwest Sewer District</li><li>• Early Suppression Fast Response Sprinkler System</li><li>• 6" Lateral Sanitary Connections Provided</li><li>• 3" Domestic Water Service is Provided</li></ul>

ELECTRICAL	1,200 amp, 277/480 Volt Service to the Building
STRUCTURE	Steel Frame, Beams, Columns, Roof, Joists
EXTERIOR	Pre-cast Concrete, Insulated Load Bearing Walls
ROOF	Fully Adhered EPDM
COLUMN SPACING	55' x 56'
COLUMN SPACING AT SPEED BAYS	59' x 56'
FLOOR CAPACITY	<ul style="list-style-type: none"><li>• 8" Concrete Slab</li><li>• 800 LBs/SF</li></ul>
HVAC	<ul style="list-style-type: none"><li>• Warehouse: Roof Mounted Cambridge Units</li><li>• Office Area (core &amp; shell): Multiple Electric Cooling/Gas Fired Constant Volume Roof Top Units</li></ul>
LIGHTING	<ul style="list-style-type: none"><li>• Warehouse: LED Lighting Motion Sensored</li><li>• Office Lighting Fixture: 2 x 4 LED</li></ul>



195 SPAGNOLI ROAD • MELVILLE, NY





195 SPAGNOLI ROAD • MELVILLE, NY

## WHY MID-ISLAND LOGISTICS CENTER?

### BETTER THAN THE BOROUGH

Modern Space at a Lower Cost

### NASSAU COUNTY LOCATION SUFFOLK COUNTY INCENTIVES

Average close to 50% less unabated in Real Estate Taxes



### NEARBY OCCUPIERS

Amazon, FedEx, UPS, and USPS Within Minutes

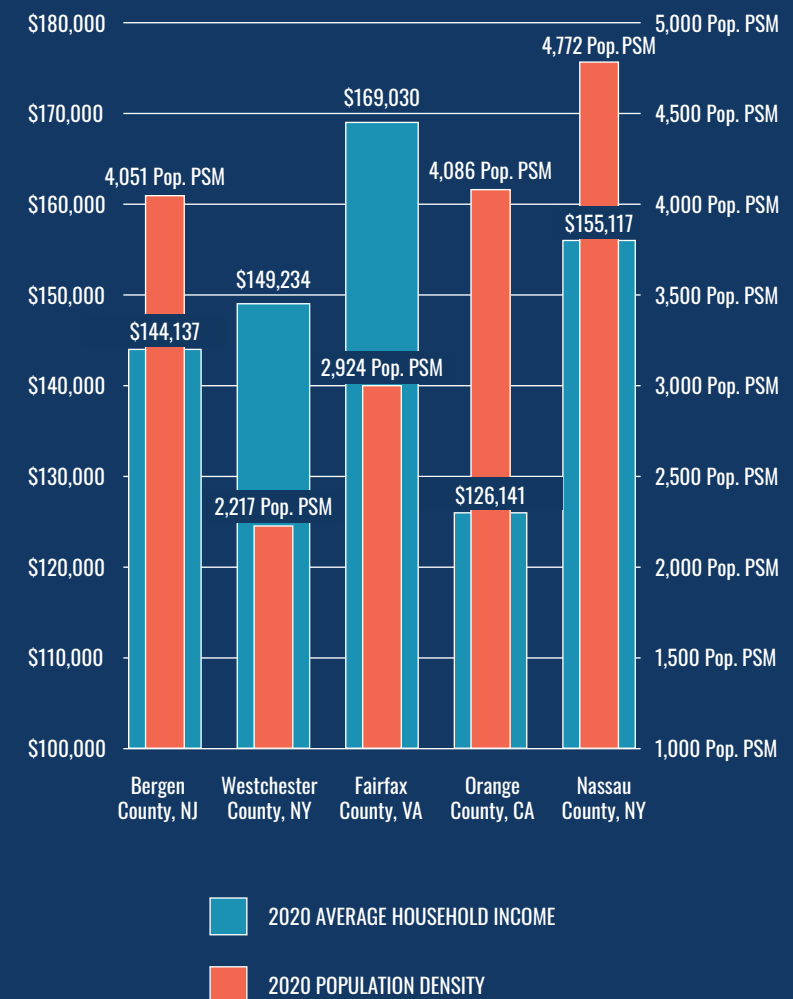
### POPULATION DENSITY + AFFLUENCE

4,772 consumers PSM + \$155,117 AHHI within a 30-minute drive

## THE STAT LINE

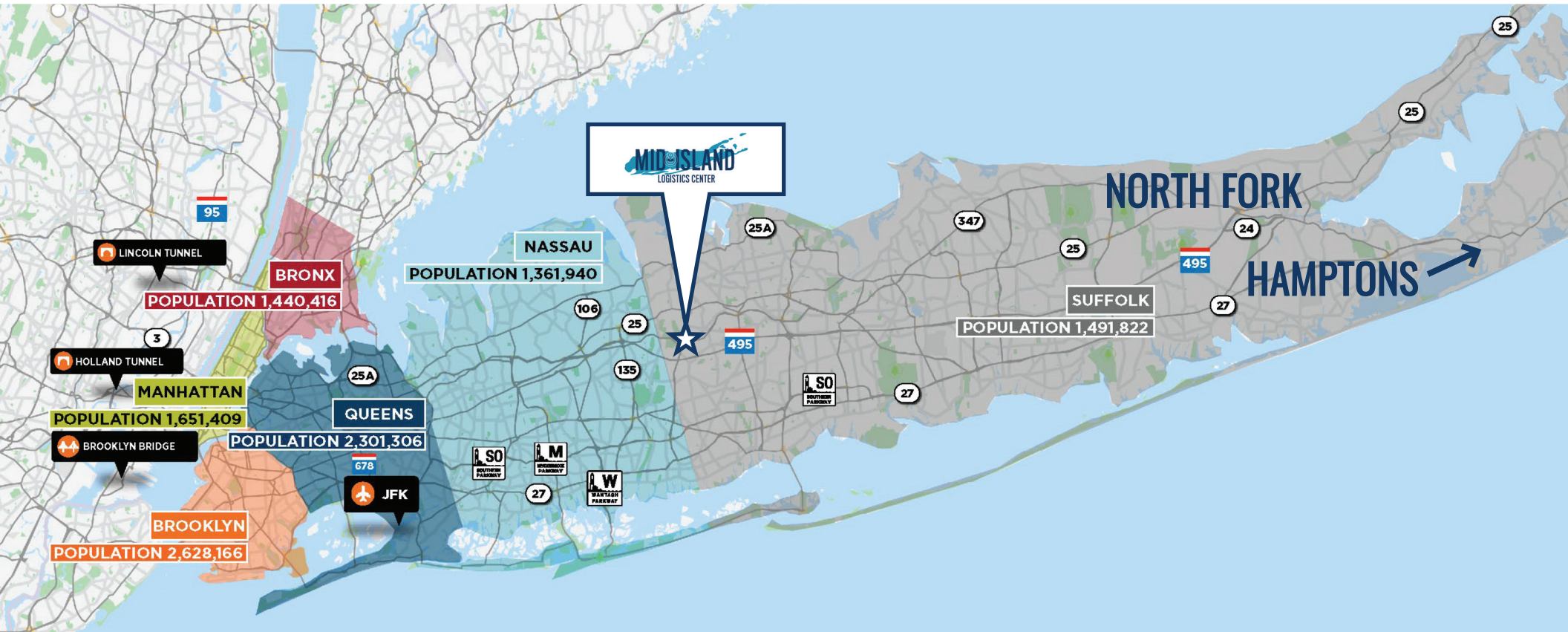
- 7.8 Million Consumers - Includes Long Island, Brooklyn, and Queens
- Consumer Population greater than 37 of the 50 U.S. states
- Only 31 SF of Industrial Space on Long Island per consumer vs. 83 SF in Northern New Jersey

## POPULATION DENSITY & AVERAGE HOUSEHOLD INCOME BY COUNTY





195 SPAGNOLI ROAD • MELVILLE, NY



QUEENS | 23 miles



BROOKLYN | 33 miles

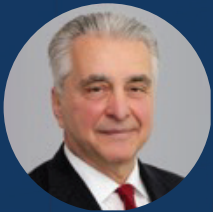


MANHATTAN | 36 miles



195 SPAGNOLI ROAD • MELVILLE, NY

## FOR LEASING INFORMATION, PLEASE CONTACT:



Frank Frizalone  
(t) +1 631 425 1242  
[frank.frizalone@cushwake.com](mailto:frank.frizalone@cushwake.com)



Nick Gallipoli  
(t) +1 631 425 1217  
[nicholas.gallipoli@cushwake.com](mailto:nicholas.gallipoli@cushwake.com)



Thomas Deluca  
(t) +1 631 425 1237  
[thomas.deluca@cushwake.com](mailto:thomas.deluca@cushwake.com)



Jason Goldman  
(t) +1 201 280 5360  
[jason.goldman@kbcadvisors.com](mailto:jason.goldman@kbcadvisors.com)



Mike Kimmel  
(t) +1 410 241 1815  
[michael.@kbcadvisors.com](mailto:michael.@kbcadvisors.com)



KBCADVISORS

Cushman & Wakefield Copyright 2021. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.

