



195 SPAGNOLI ROAD • MELVILLE, NY

www.midislandlogistics.com

BUILT TO SUIT OPPORTUNITY | DIVISIONS AVAILABLE





195 SPAGNOLI ROAD • MELVILLE, NY

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BUILDING A

BUILDING SQUARE FEET ±138,005 SF

WAREHOUSE SQUARE FEET ±131,182 SF

OFFICE SQUARE FEET ±6,904 SF

CEILING CLEAR HEIGHT 36' Clear

LOADING DOCKS 50 (9' x 10')

DRIVE-INS 2 (12' x 14')

ELECTRICAL 2,500 amp, 277/480 Volt

COLUMN SPACING 52' x 53' (53'x 60' At Speed Bays)

LIGHTING LED

FIRE PROTECTION ESFR

BUILDING B

BUILDING SQUARE FEET ±219,125 SF

WAREHOUSE SQUARE FEET ±206,957 SF

OFFICE SQUARE FEET ±10,956 SF

CEILING CLEAR HEIGHT 36' Clear

LOADING DOCKS 55 (9' x 10')

DRIVE-INS 2 (12' x 14')

ELECTRICAL 3,000 amp, 277/480 Volt

COLUMN SPACING 52' x 55' (52'x 60' At Speed Bays)

LIGHTING LED

FIRE PROTECTION ESFR

ADDITIONAL HIGHLIGHTS

- Built To Suit Proposals
- Divisions Available
- Car Parking - 375 Stalls
- Trailer Parking - 92 Truck Stalls
- Connected To Sewer
- Potential To Install Additional Power



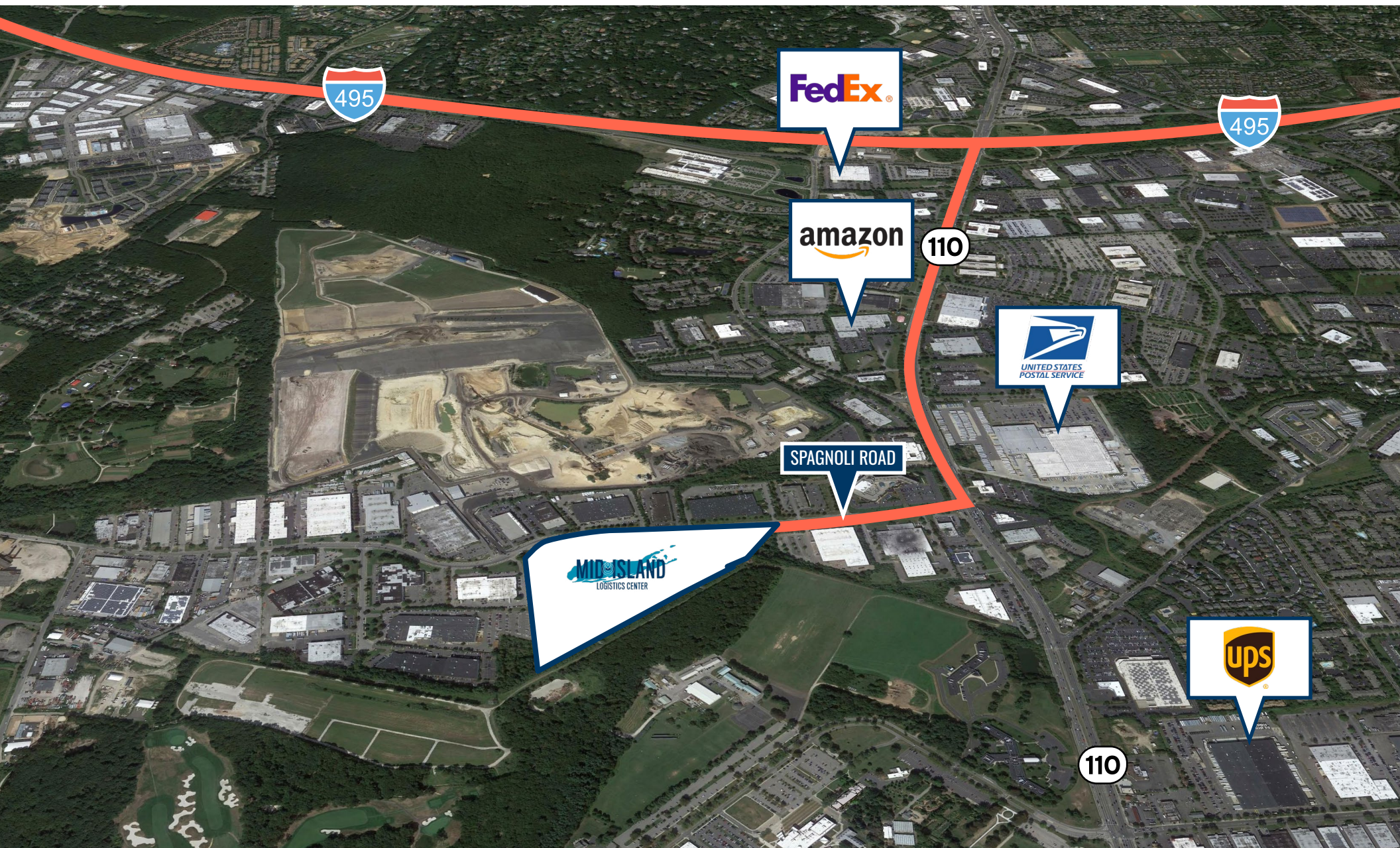
SITE PLAN





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WHY MID-ISLAND LOGISTICS CENTER?

BETTER THAN THE BOROUGHES

Modern Space at a Lower Cost

NASSAU COUNTY LOCATION SUFFOLK COUNTY INCENTIVES

Average close to 50% less unabated in Real Estate Taxes



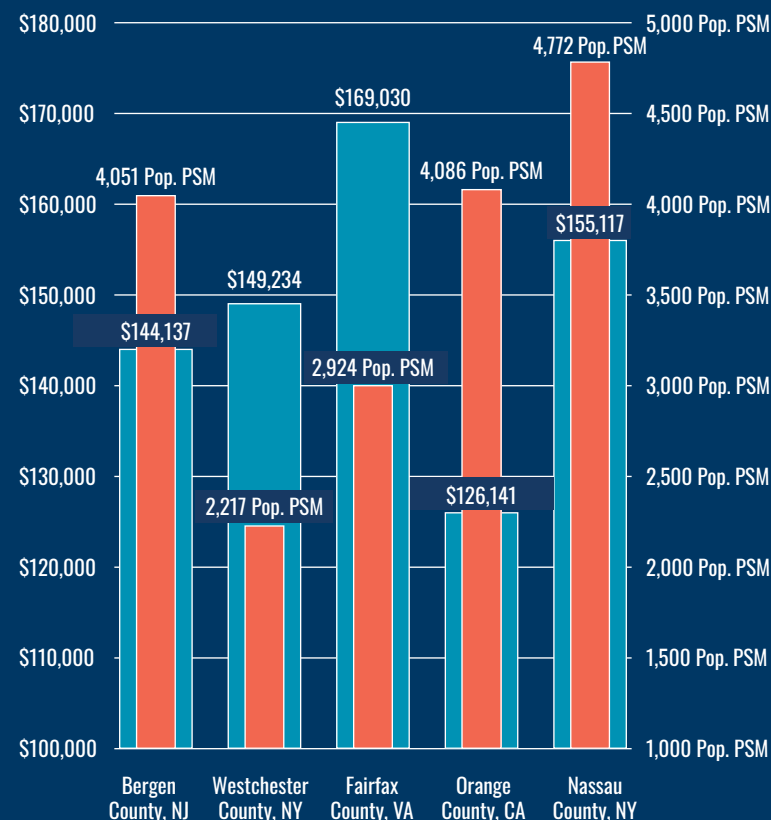
NEARBY OCCUPIERS

Amazon, FedEx, UPS, and USPS Within Minutes

POPULATION DENSITY + AFFLUENCE

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

POPULATION DENSITY & AVERAGE HOUSEHOLD INCOME BY COUNTY



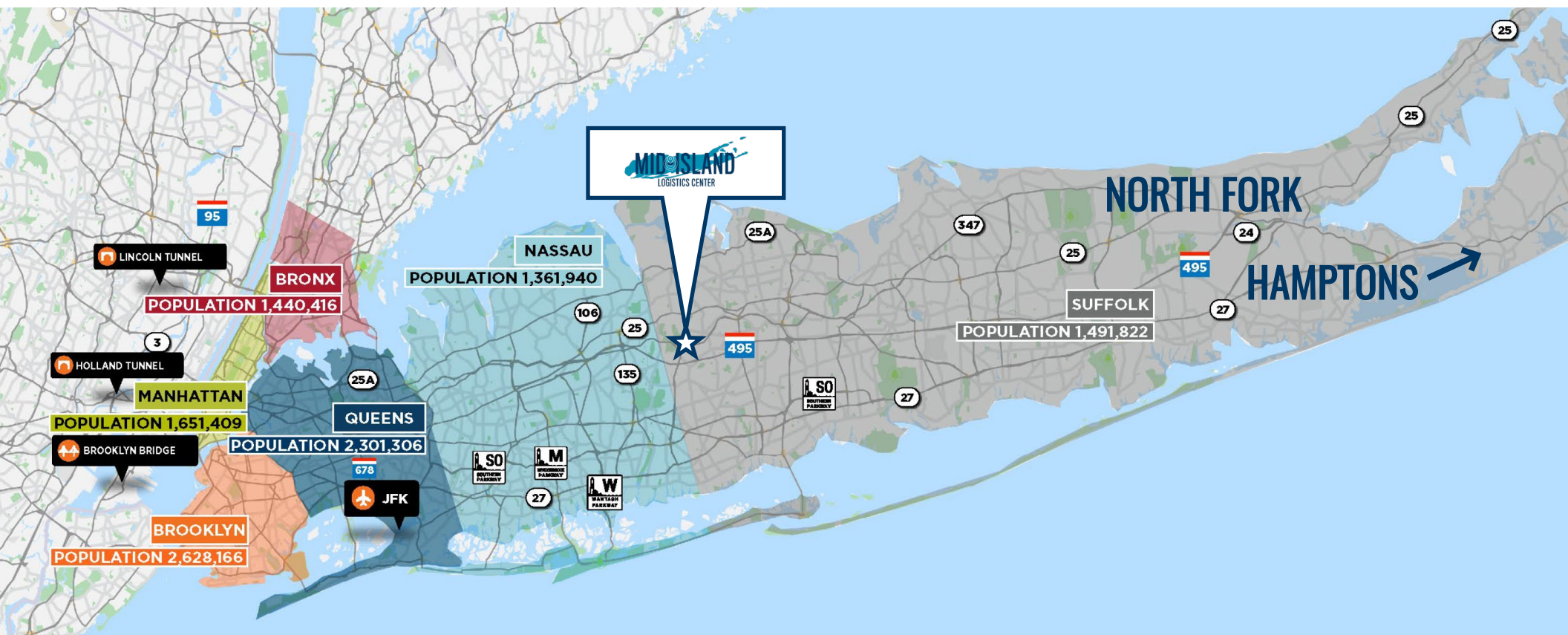
THE STAT LINE

- 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



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QUEENS | 23 miles



BROOKLYN | 33 miles



MANHATTAN | 36 miles



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