

FOR LEASE:
585 Broadhollow Rd. Melville, NY
11,464 SF ON 3 Acres Industrial



**39,000sf Warehouse
Expansion Concept**

Property Description

- +/- 11,464sf Building Expandable to 39k
- 3 Acres
- Connected to Sewers
- Ceiling Height on Existing Building: 14'
- Ceiling Height 14Ft Existing – Expansion to Suit Tenants Needs
- 1 Drive-in- Door(existing)
- Loading Docks To Suit Expansion
- Central Air Conditioning
- Pylon & Marquee Signage
- Over 100 Car Parking Possible
- 1.35 Miles to LIE Exit 49s
- Daily Traffic Count | Route 110 +/- 56,886



For More Information Contact Exclusive Broker:

MARIO ASARO  **SIOR**

PRESIDENT/ BROKER

📞 Cell: 631.553.7329

📞 Office: 631.694.3500 Ext 301

✉️ masaro@industryone.com

LEASE PRICING- Upon Request

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All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

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CONCEPT

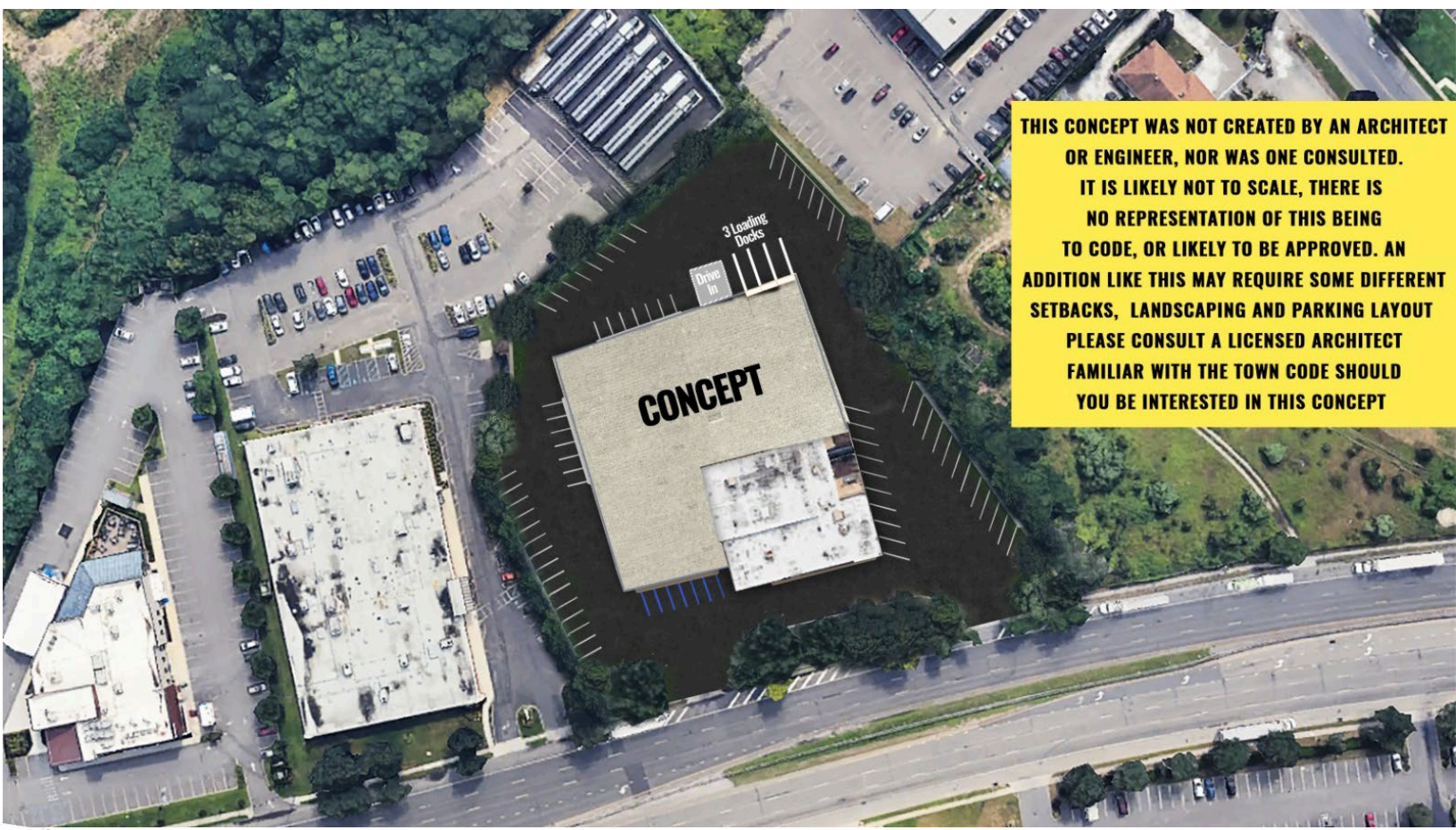
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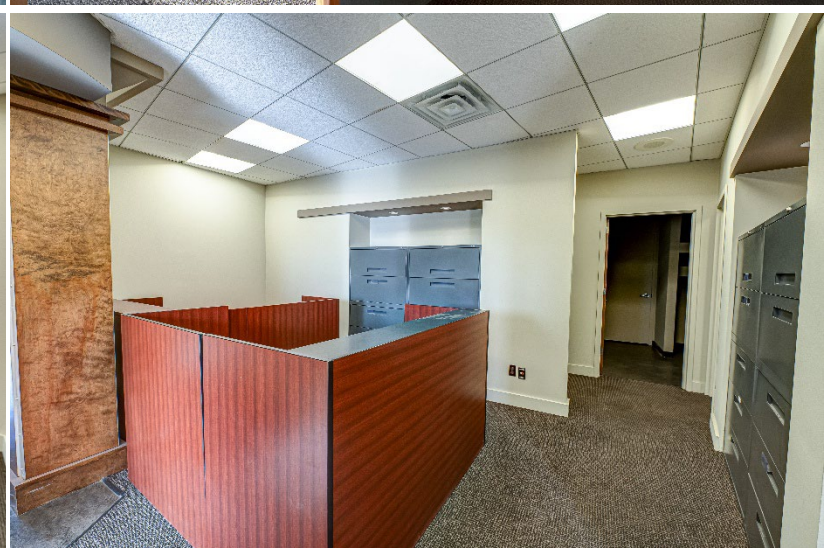
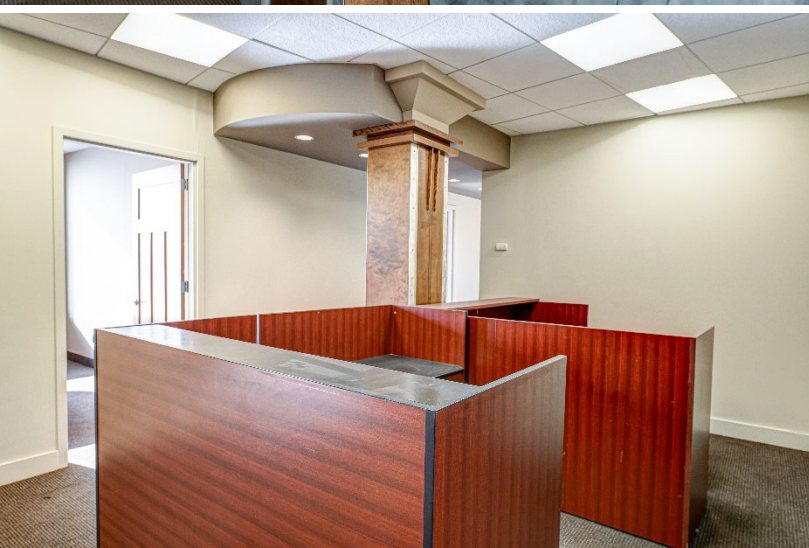
LOCATION, LOCATION, LOCATION
Across From Hilton Hotel
1.4 Miles to LIE
1.5 Miles to Republic Airport
3 Miles to Southern State Pkwy

Subject Property

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11,300 SF
 Available: -
 % Leased: 0%
 Rent/SF/Yr: \$30.00

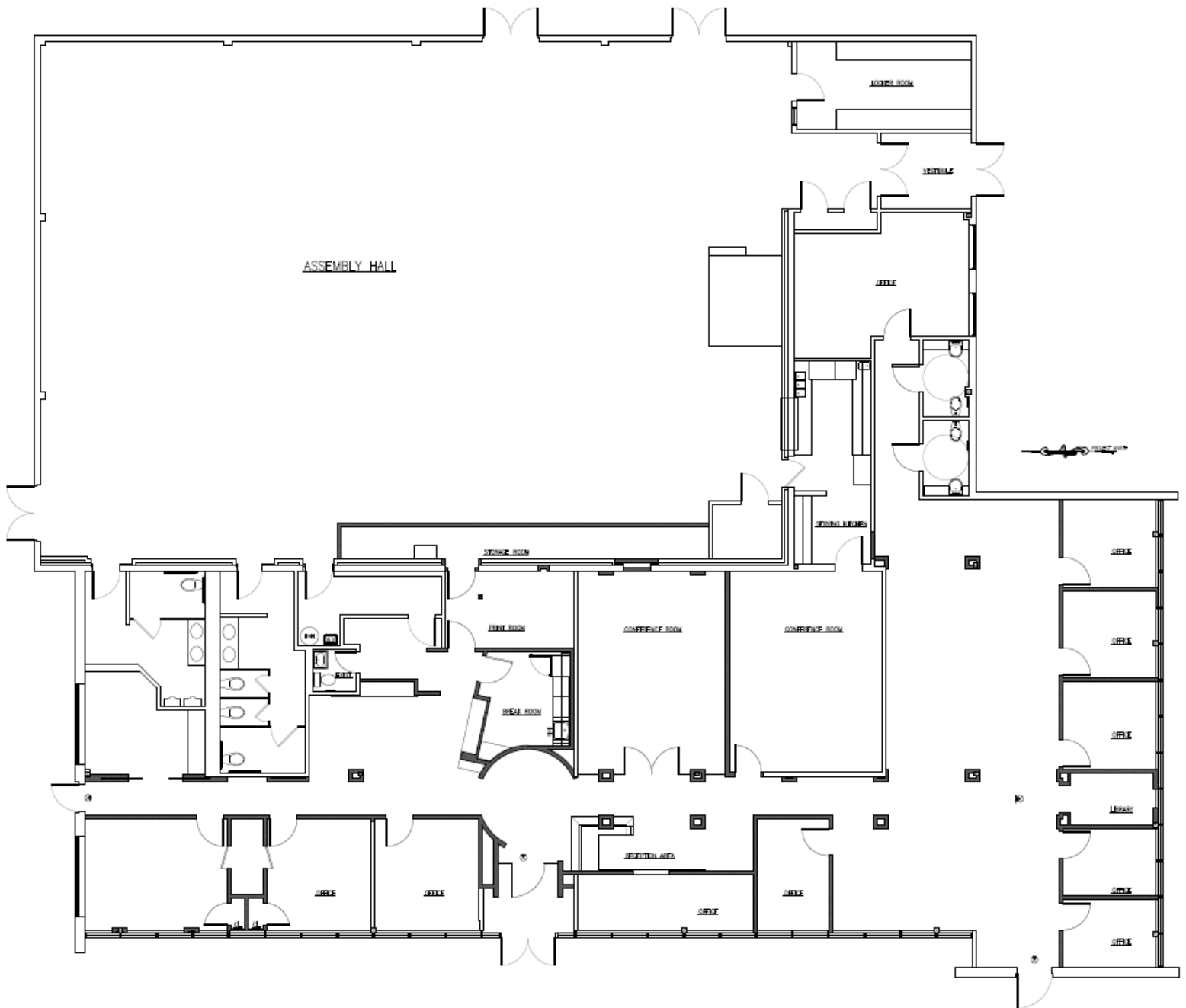


Demographics

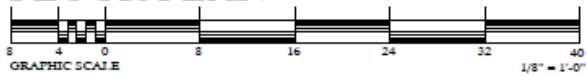
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	3,291	51,284	279,367
2024 Estimate	3,337	52,126	284,808
2020 Census	3,416	53,088	294,547
Growth 2024 - 2029	-1.38%	-1.62%	-1.91%
Growth 2020 - 2024	-2.31%	-1.81%	-3.31%
2024 Population by Hispanic Origin	263	6,779	46,756
2024 Population	3,337	52,126	284,808
White	2,334 69.94%	34,344 65.89%	172,498 60.57%
Black	385 11.54%	4,982 9.56%	30,982 10.88%
Am. Indian & Alaskan	7 0.21%	165 0.32%	1,140 0.40%
Asian	306 9.17%	5,365 10.29%	32,148 11.29%
Hawaiian & Pacific Island	0 0.00%	33 0.06%	150 0.05%
Other	306 9.17%	7,238 13.89%	47,890 16.81%
U.S. Armed Forces	0	23	162
Households			
2029 Projection	1,342	18,226	90,433
2024 Estimate	1,371	18,544	92,310
2020 Census	1,455	18,964	95,973
Growth 2024 - 2029	-2.12%	-1.71%	-2.03%
Growth 2020 - 2024	-5.77%	-2.21%	-3.82%
Owner Occupied	769 56.09%	14,748 79.53%	76,209 82.56%
Renter Occupied	602 43.91%	3,796 20.47%	16,102 17.44%
2024 Households by HH Income	1,374	18,544	92,311
Income: <\$25,000	141 10.26%	1,894 10.21%	7,911 8.57%
Income: \$25,000 - \$50,000	168 12.23%	1,714 9.24%	8,800 9.53%
Income: \$50,000 - \$75,000	216 15.72%	2,178 11.75%	9,424 10.21%
Income: \$75,000 - \$100,000	231 16.81%	1,787 9.64%	9,497 10.29%
Income: \$100,000 - \$125,000	66 4.80%	1,389 7.49%	9,893 10.72%
Income: \$125,000 - \$150,000	72 5.24%	1,458 7.86%	8,236 8.92%
Income: \$150,000 - \$200,000	231 16.81%	2,869 15.47%	14,315 15.51%
Income: \$200,000+	249 18.12%	5,255 28.34%	24,235 26.25%
2024 Avg Household Income	\$129,580	\$154,756	\$152,969
2024 Med Household Income	\$92,532	\$130,315	\$126,914

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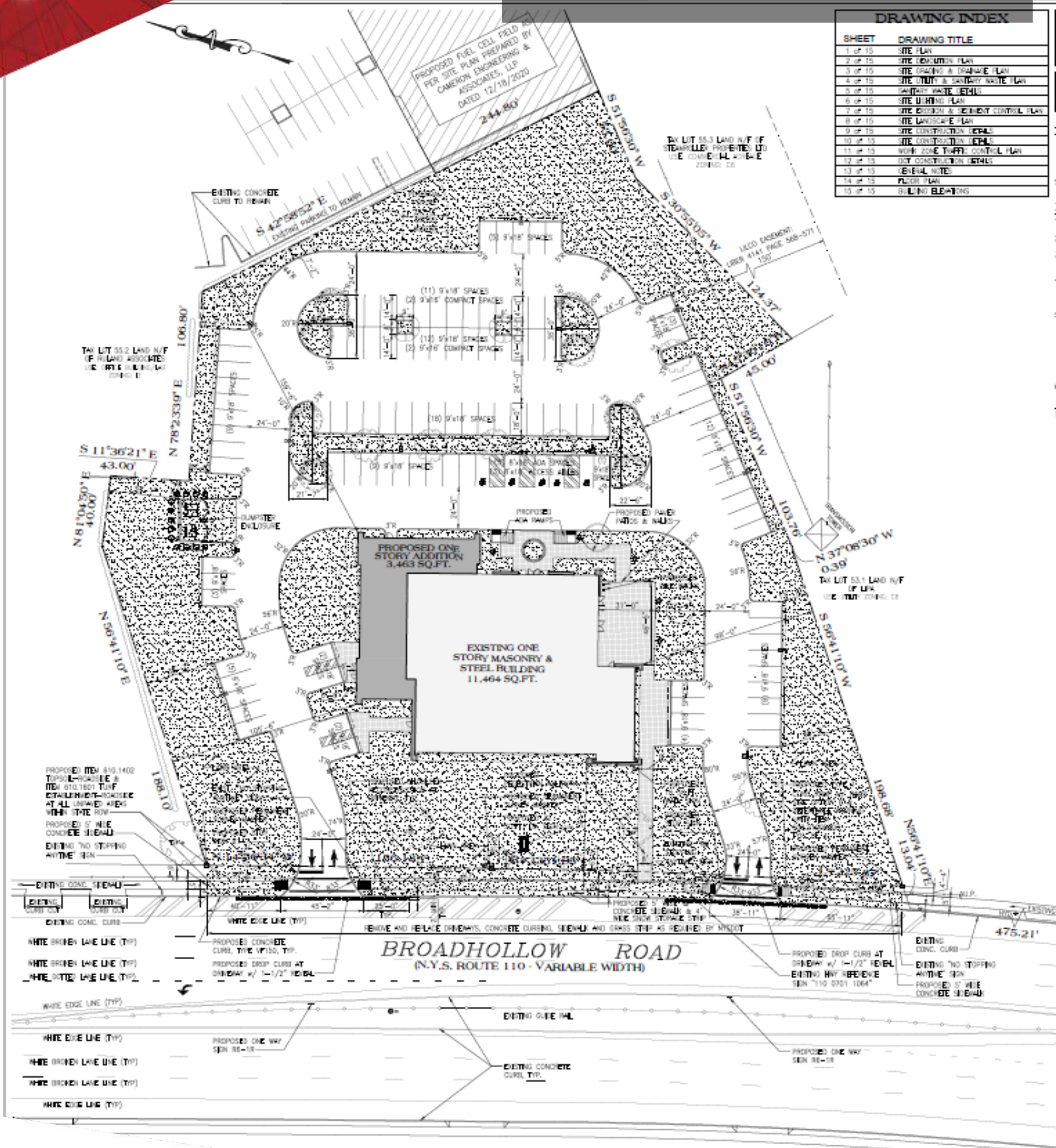


FLOOR PLAN



SITE PLAN WITH PROPOSED SMALL EXTENSION

DRAWING INDEX	
SHEET	DRAWING TITLE
1 of 15	SITE PLAN
2 of 15	SITE EXISTENCE PLAN
3 of 15	SITE GRADING & DRAINAGE PLAN
4 of 15	SITE DUMP & SANDFILL WASTE PLAN
5 of 15	LANDFILL WASTE DETAIL
6 of 15	SITE UTILITIES PLAN
7 of 15	SITE EROSION & SEDIMENT CONTROL PLAN
8 of 15	SITE LANDSCAPE PLAN
9 of 15	SITE CONSTRUCTION ECPAL
10 of 15	SITE CONSTRUCTION ECPAL
11 of 15	WORK ZONE TRAFFIC CONTROL PLAN
12 of 15	DOT CONSTRUCTION DETAIL
13 of 15	GENERAL NOTE
14 of 15	FLOOR PLAN
15 of 15	BUILDING ELEVATIONS



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SITE PLAN BASED ON TOPOGRAPHIC SURVEY BY: FERRANTELLI LAND SURVEYING, P.C. 12 NET WALL 11803