

AVAILABLE | 213,448 SF MODERN INDUSTRIAL FACILITY ON 14.90 ACRES

# 1770 WALT WHITMAN ROAD MELVILLE, NEW YORK 11747

*In the heart of the Route 110 corridor, Long Island's premier business and distribution hub*



**EXTENSIVE RENOVATIONS  
TURN-KEY INDUSTRIAL DISTRIBUTION FACILITY  
Q2 2027 DELIVERY DATE**



# BUILDING HIGHLIGHTS

## ADDRESS

1770 Walt Whitman Road  
Melville, New York 11747

Also available 540 Broad Hollow Road, Melville  
contiguous parcel featuring 96,042 SF warehouse  
on 6.40 acres.

## ZONING/APPROVED USE

I-1 - Light Industry District (Town of Huntington)  
Distribution/Last-Mile Logistics Facility

## LOT SIZE

14.90 Acres

## TOTAL BUILDING SIZE

213,448 SF (Divisions available)

## OFFICE

11,448 SF

## CEILING HEIGHT

147,000 SF @ 22'8" Clear  
42,000 SF @ 33'0" Clear  
24,448 SF @ 14'0" Clear

## LOADING

Docks (6) / Drive-Ins (6)

## POWER

6,000 Amps

## SPRINKLER

ESFR

## PARKING

271 Exterior + 72 Van parking  
Ability to expand parking

## REAL ESTATE TAXES

\$374,392 or \$1.75 PSF (2025/2026)  
Incentive Package Available to Occupiers

## BRAND-NEW SITE IMPROVEMENTS

- Fully repaved site brand new asphalt across all drive aisles, parking fields.
- New concrete flatwork in loading/circulation areas and walkways and new landscaping.
- New drainage system modern on-site stormwater management to current standards
- LED site lighting energy-efficient parking-area and site lighting
- New septic system recently installed, with future sewer connection capability.
- ADA-Complaint Site.

Upon request, detailed scope of work and construction documentation available.



14.90 ACRES  
INDUSTRIAL WAREHOUSE & DISTRIBUTION SPACE FOR LEASE

## BRAND-NEW BUILDING IMPROVEMENTS

- Brand New 11,448 SF Office Space and Warehouse Bathrooms
- Modernization of Exterior Façade
- New Infrastructure Building Systems including Power, LED Lighting, Doorways, Loading Equipment, ESFR Sprinkler and Life Safety.
- Fully outfitted dock positions with insulated 9' x10' vertical-lift steel doors, hydraulic pit levelers, trailer restraints with indicator lights, dock seals, bumpers, and LED light/fan packages.
- ADA Complaint Building.



# SITE PLAN

**14.90 ACRES**  
INDUSTRIAL WAREHOUSE & DISTRIBUTION SPACE FOR LEASE



# EXCELLENT HIGHWAY CONNECTIVITY



- Suffolk County
- Nassau County
- Queens
- Brooklyn
- Bronx
- Manhattan

|                        |         |
|------------------------|---------|
| Long Island Expressway | 1.3 mi  |
| Queens                 | 19.7 mi |
| Bronx                  | 27.4 mi |
| JFK Airport            | 30.8 mi |
| LaGuardia Airport      | 31.4 mi |
| Manhattan              | 32.8 mi |
| The Hamptons           | 51.5 mi |



**FOR MORE INFORMATION,  
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