

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-Compliant Site.

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



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 Compliant Building.

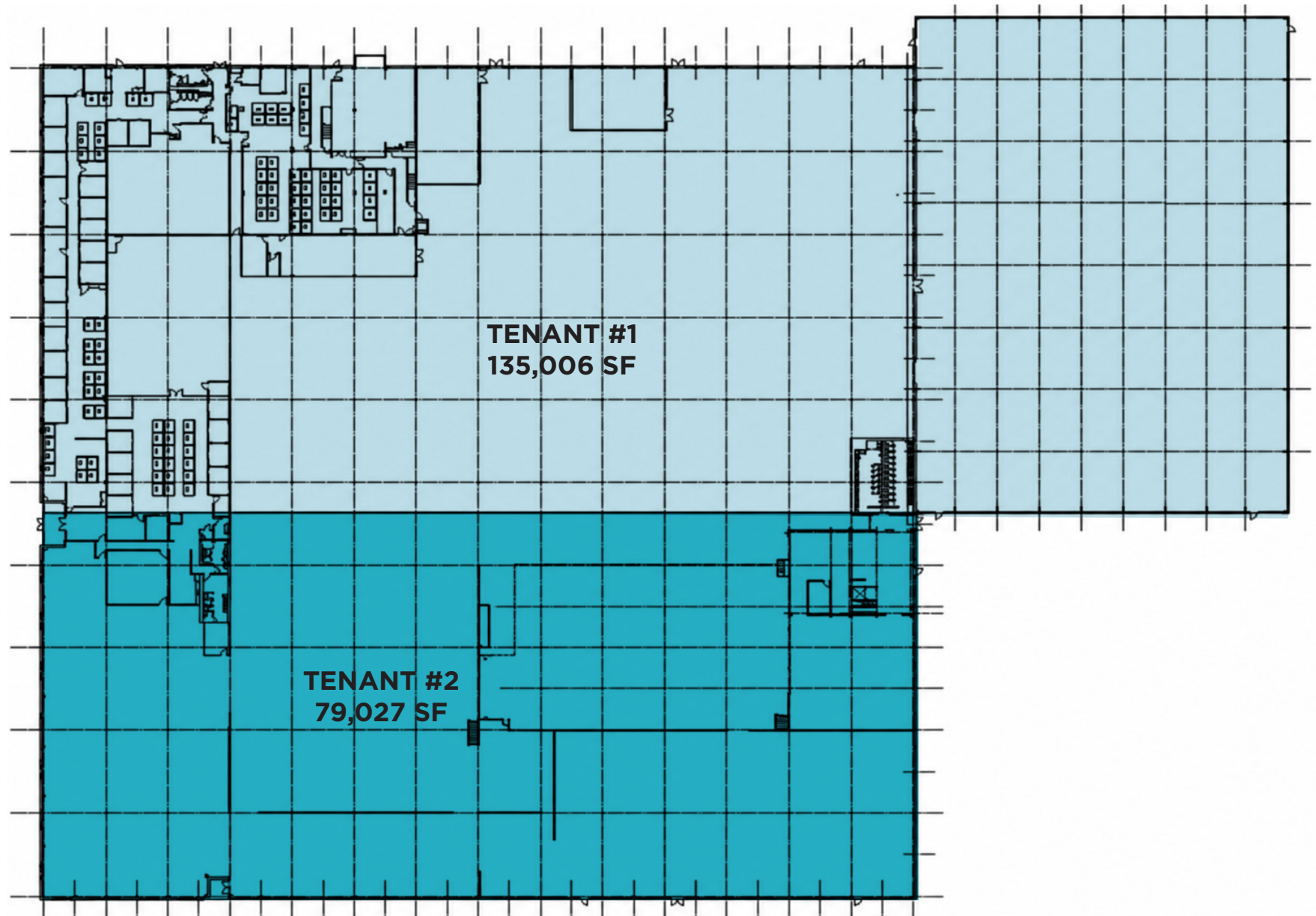
SITE PLAN

14.90 ACRES
INDUSTRIAL WAREHOUSE & DISTRIBUTION SPACE FOR LEASE



DIVISION PLAN

14.90 ACRES
INDUSTRIAL WAREHOUSE & DISTRIBUTION SPACE FOR LEASE





EXCELLENT HIGHWAY CONNECTIVITY



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

