

SAFE/NON-SHARED SPACE

260

SPAGNOLI ROAD

MELVILLE, NEW YORK

7,500 RSF

OFFICE

RENTAL RATE: \$12.95 PSF GROSS

[INCLUDES BASE YEAR RE TAXES]

7,500 SF OFFICE SPACE

SPACE AVAILABLE: 7,500 SF OFFICE

SPACE FEATURES: AIR-CONDITIONED

PARKING: ABUNDANT

UTILITIES: \$2.00 PSF

POSSESSION: IMMEDIATE

2ND FLOOR OFFICE SPACE

IDEAL FOR BACK OFFICE OPERATIONS,

All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, or withdrawal without notice. Such information may not have been verified and no express representation is hereby made

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

JB (Jeff) Schwartzberg, Managing Principal | 516-857-8013 | jbs@pcrellc.com
Jason Miller, Managing Principal | 516-413-1690 | jmiller@pcrellc.com

 **PREMIER**
COMMERCIAL REAL ESTATE

2ND FLOOR OFFICE SPACE – NO LOSS FACTOR!

260 SPAGNOLI ROAD

MELVILLE, NEW YORK

BUILDING HIGHLIGHTS:

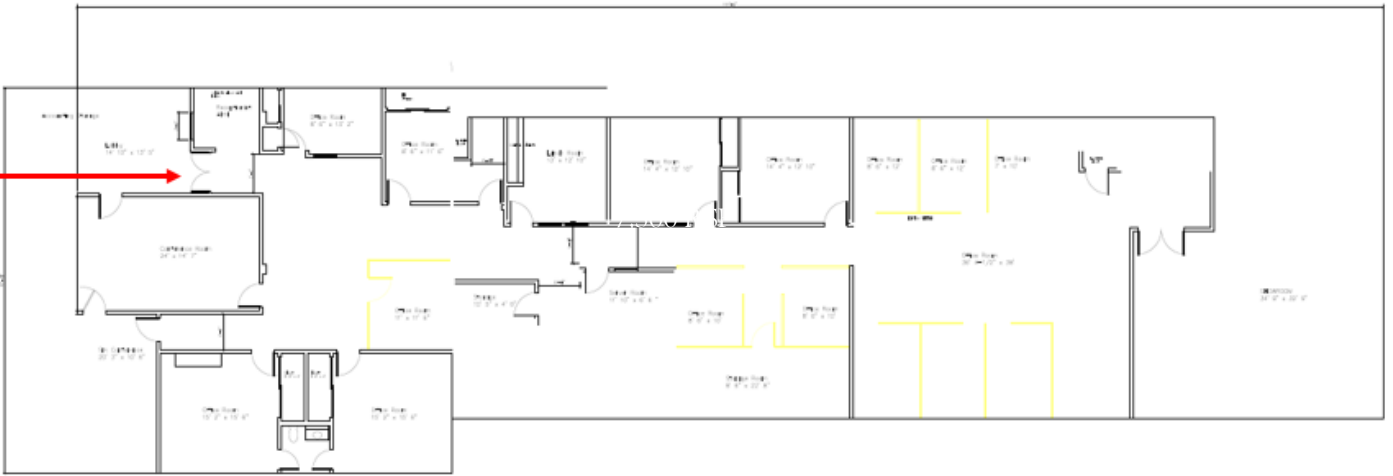
Private Entry off of Main Lobby, Private Bathrooms

- Minutes to Route 110 and Strategically Located in Western Suffolk County on the Nassau Border
- Easy Access To Southern State Pkwy, LIE and Northern State Pkwy
- Minutes to Republic Airport, and 30-40 Minutes from JFK and LaGuardia Airports and close proximity to Farmingdale University
- Close to Farmingdale and Pinelawn LIRR Stations
- Elevator Building
- Landlord on Premises
- No Loss Factor

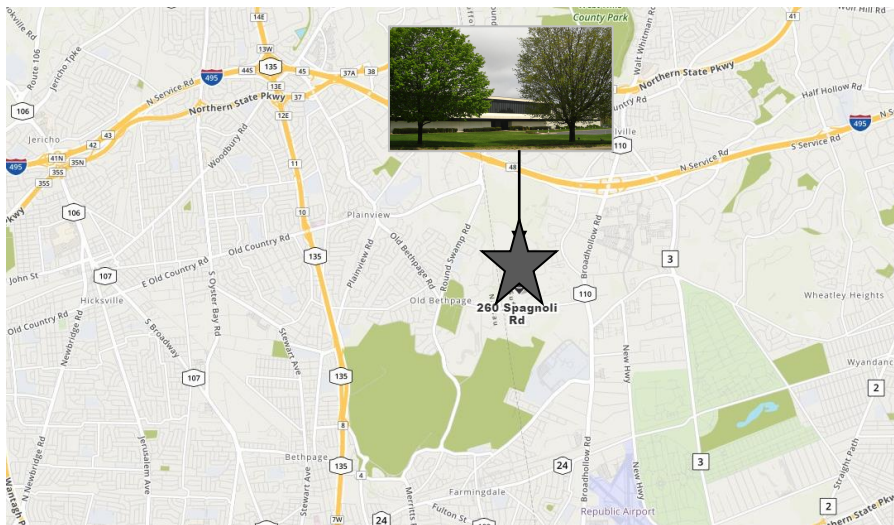
FLOOR PLAN:

Main Entry

2ND FLOOR – 7,500 RSF



LOCATION MAP:



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