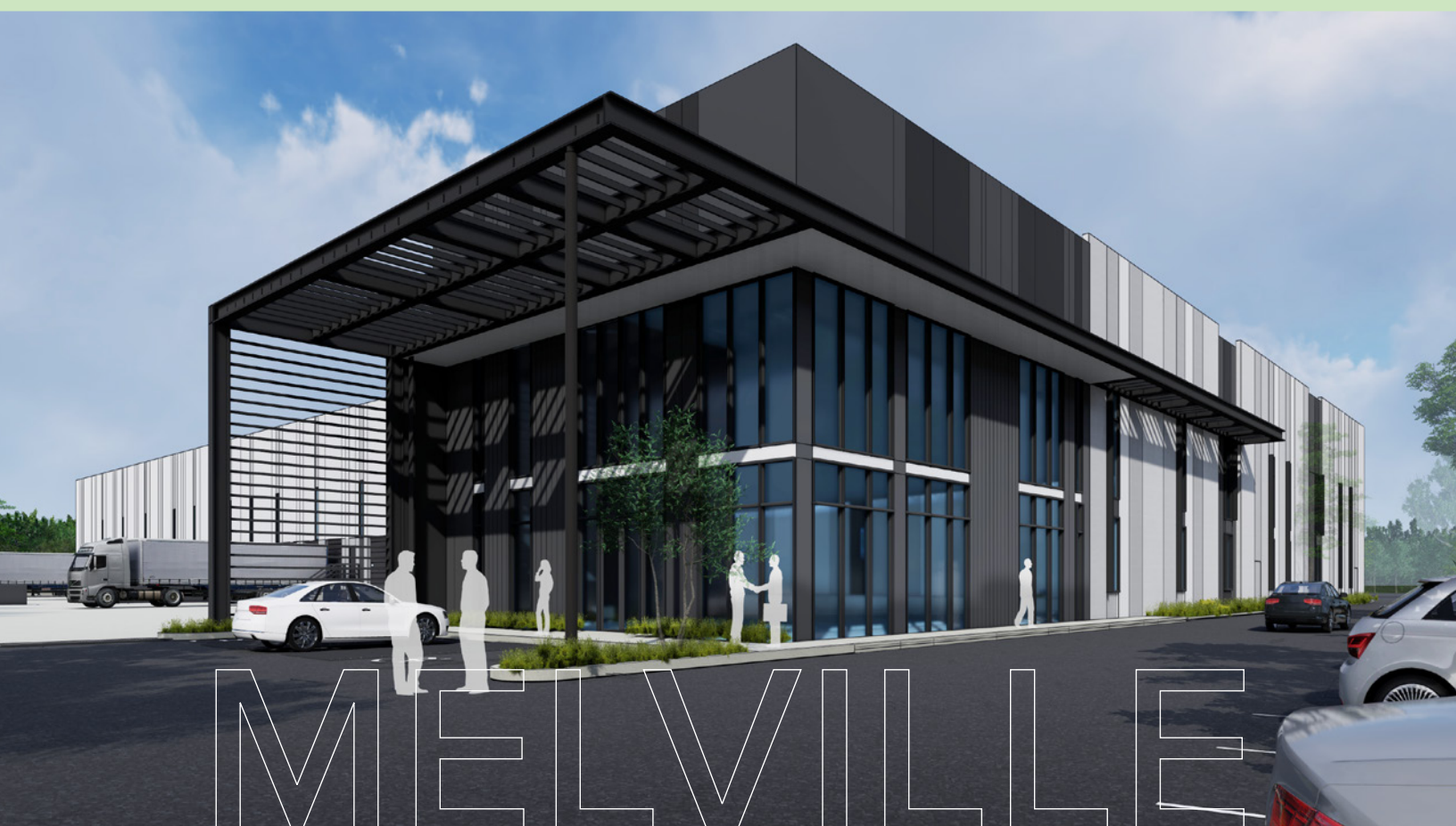
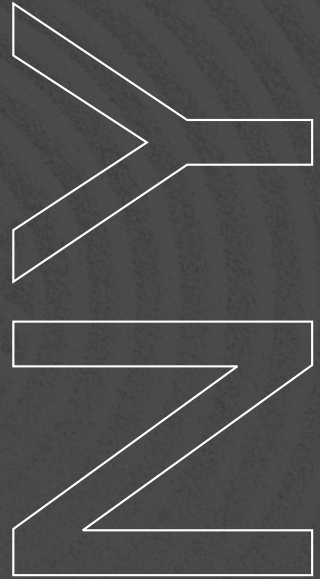




# 103,500 SF WAREHOUSE/DISTRIBUTION CENTER AVAILABLE

125 BAYLIS ROAD, MELVILLE NY

LONG ISLAND'S PREMIER CLASS A INDUSTRIAL OPPORTUNITY



OWNERSHIP



INSTITUTIONAL INVESTORS ADVISED BY



LEASING AGENT

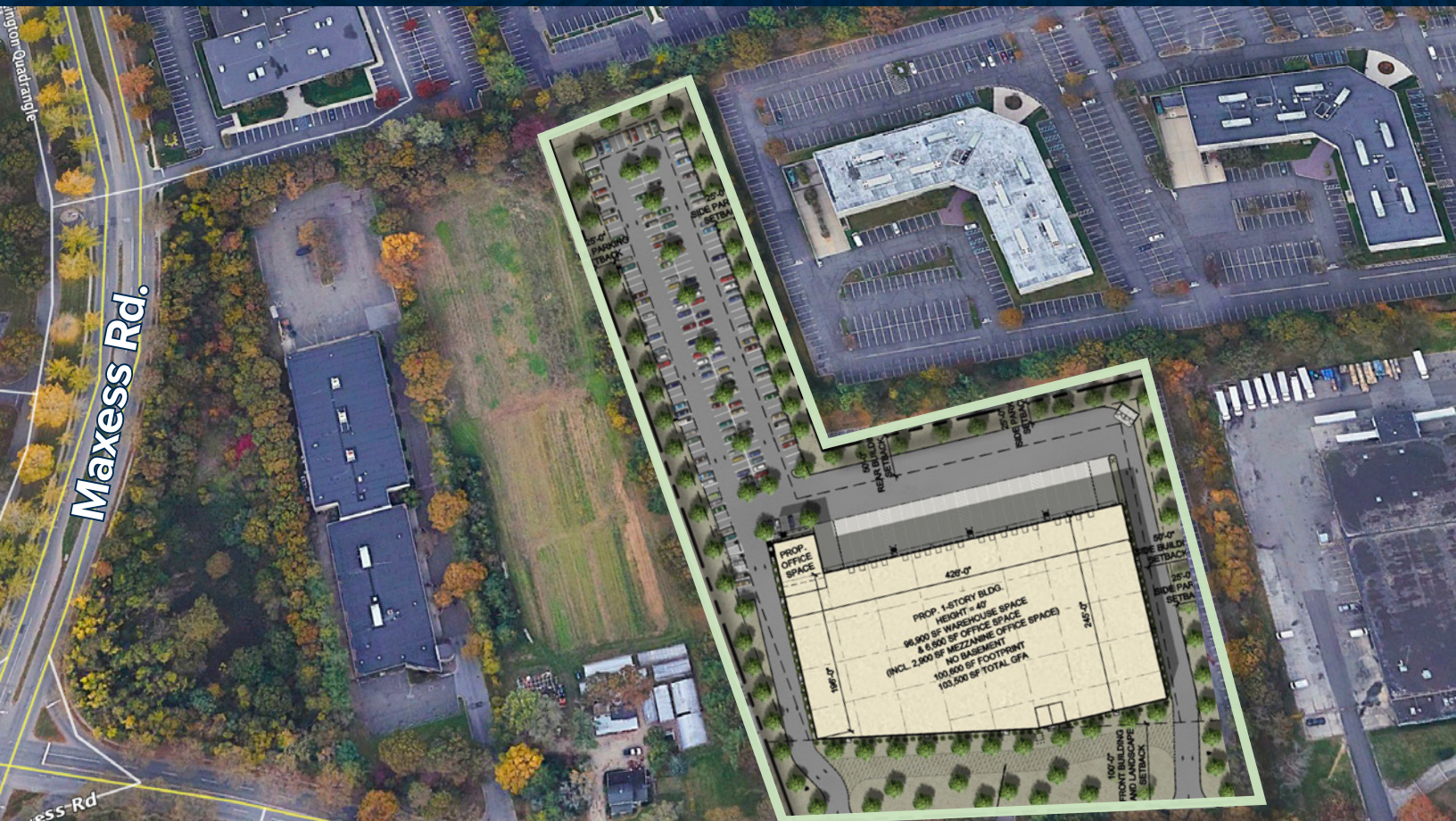


# 495 BAYLIS BUSINESS PARK

MELVILLE, NEW YORK



Baylis 495 Business Park is a 8.18 acre redevelopment site which will encompass a 103,500 SF, 32' clear - state-of-the-art warehouse. The site is ideally situated approximately 1 mile south of the Long Island Expressway (LIE) at Exit 49 and off of Route 110. The LIE is the major highway on Long Island and is the primary trucking route. The site's location makes it ideal for local occupiers, as well as E-commerce companies requiring limited distance from JFK and other major logistics hubs.



1.3 MILES

Located just south of the LIE (I-495) at Exit 49

Baylis Rd.

# DEVELOPMENT FACTS

## General

Building Name	Industrial Building
Gross Square Footage	103,500 SF
Warehouse	96,900 SF
Spec - Ground Floor Office	3,700 SF
Spec - Mezzanine Office	2,900 SF
Product Type	Rear Load
Clear Height	32' Clear Height
Bay Spacing	52' x 55' w/60' speed bay
Truck Court Depth	120'
Tenant Divisibility	1
Gated / Secured	TI Optional

Doors	Count	Size	Type
Dock Doors	20	(9' - 0" x 10'-0")	High Lift
View Panels	Yes		
Dock Equipment	Bumpers and Guards		
Drive-in Doors	2	14' -0"x 16'-0"	High Lift
Man Doors	5	3' -0"x 7'-0"	HM
Entry Doors	1	6' -0"x 10'-0"	Storefront

## Envelope

Slab on Grade Thickness	8" Thick Unreinforced Concrete on 6" Base 3,00 PSI
Slab Vapor Barrier	Vapor Barrier at Office Areas
Wall Panels	Load-Bearing Precast (R-12)
Interior Finish	Painted
Roof Type	Fully adhered 60 mil TPO (R-30 min)
Insulation (type)	2-Ply Rigid Board Insulation R-30
Glazing System	6" Storefront
Clerestory Glazing (Y/N)	Y

## System

Power	3000A @ 277/480V 3 Phase
Lighting	Spec Base Warehouse Lighting
Water	2"
Gas	2"
Sanitary	Site Specific Septic System
Sustainability	Green Globe Certified
Fire Sprinkler	ESFR
Smoke Exhaust	Yes, per City Code
Fire Pump (if applicable)	Electric
Heat (Market Specific)	Electric Heaters
Storm Drain Location	Interior

## Site

	Size	Provided
Parking		
Standard	9'-0" x 20'-0"	209
ADA	11'-0" x 18'-0"	7
Electric Charging Stations	(Y) 2 Dual Charging Stations - 4 spaces	
Fire Lane Width	30'	
Truck Drive Width	30'	
Truck Court Material	Asphalt w/12' wide 8" Concrete Dolly Pad on 4" Base	
Truck Court Slab Thickness	8" Thick Unreinforced	

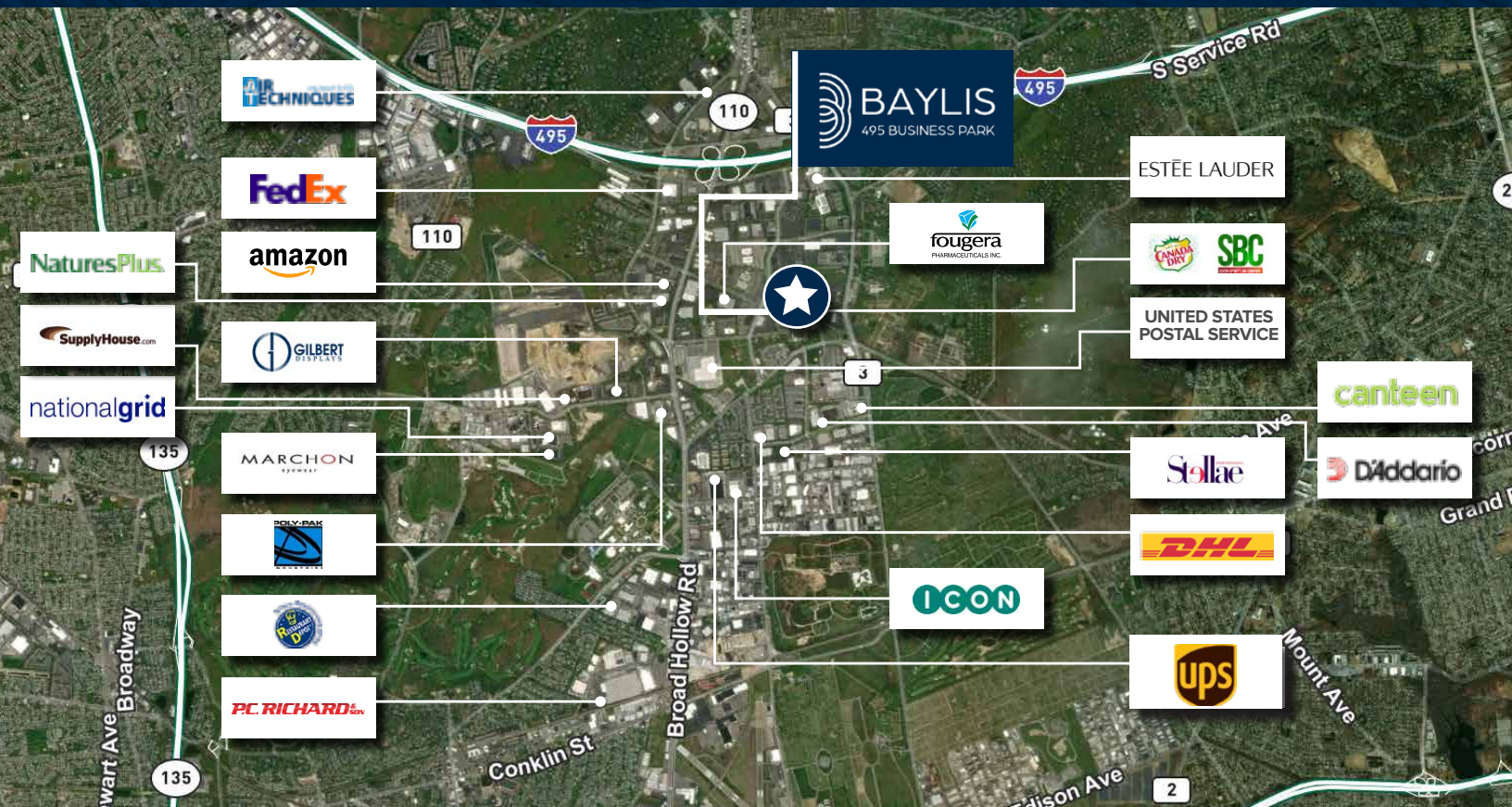
# BAYLIS 495 BUSINESS PARK



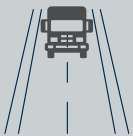
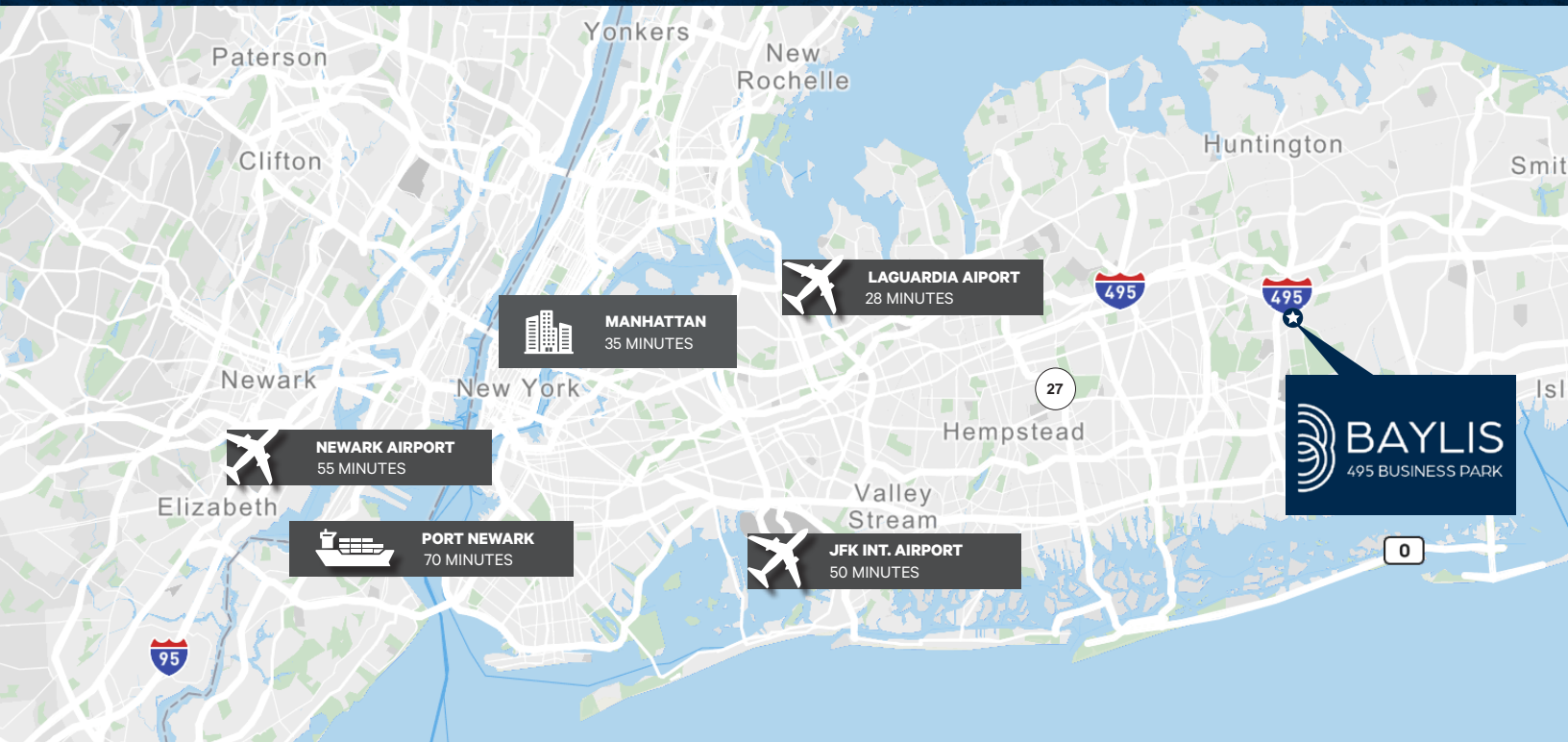
# BAYLIS 495 BUSINESS PARK



## CORPORATE NEIGHBORS



# LOCATION



Excellent Access to Major Highways



Nearby Domestic and International Airports



Within Close Proximity to Local Ground and Air Shipping Distribution Centers



## Local Ground & Air Distribution Centers



1.4 MILES to FedEx Air & Ground



4.7 MILES to UPS Customer Center



8.3 MILES to DHL Express Gateway



1.5 MILES to Distribution Center



0.8 MILES to USPS Distribution Center

# Why BAYLIS?

MORE SPACE AT A LOWER COST + COUNTY INCENTIVES + LOCAL OCCUPIERS + POPULATION DENSITY

## AREA STATISTICS



Industrial Space

Only 31 SF of Industrial Space on Long Island per consumer vs. 83 SF in Northern New Jersey



7.7M Consumers

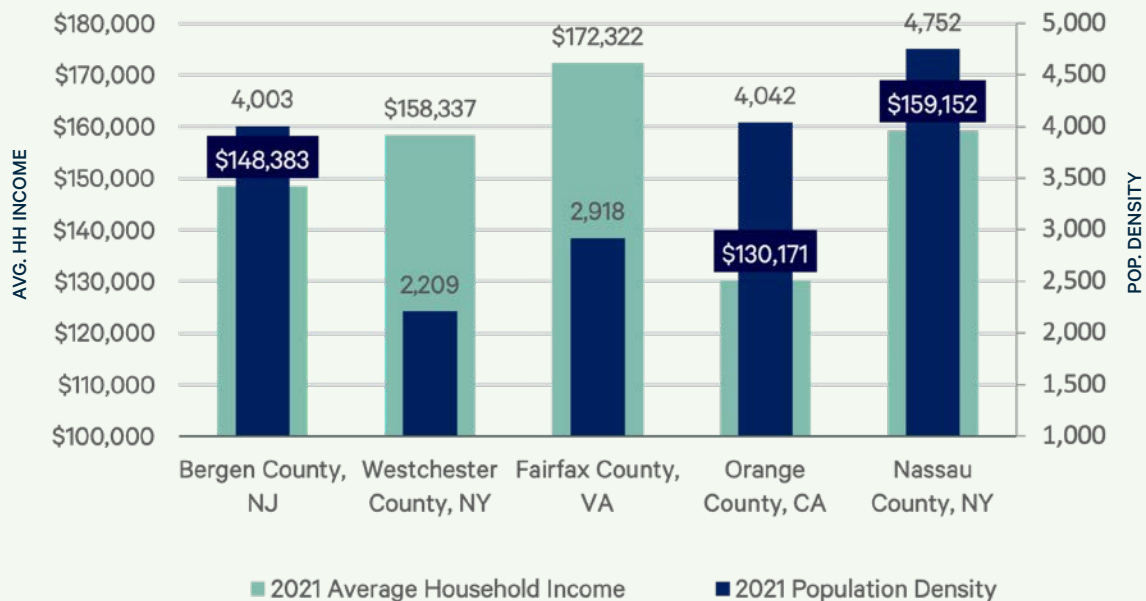
Includes Long Island, Brooklyn, and Queens



Consumer Population

Greater than 38 of the 50 U.S. states

## POPULATION DENSITY & AVERAGE HOUSEHOLD INCOME BY COUNTY



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125 BAYLIS ROAD, MELVILLE, NEW YORK



MELVILLE



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