



30

HUB DRIVE | MELVILLE, NY

LONG TERM INDUSTRIAL SUBLEASE OPPORTUNITY



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Available Space: +/-30,000 SF or +/- 53,130 SF
Office Space: +/-2,000 SF or +/- 10,000 SF
Ceiling Height: 21' Clear
Loading: Up to 9 Docks (w/levelers)
1 Oversized Drive In Door
Heat: Gas
Sprinklered: Fully
Asking Sublease Price: \$16.50 PSF NNN

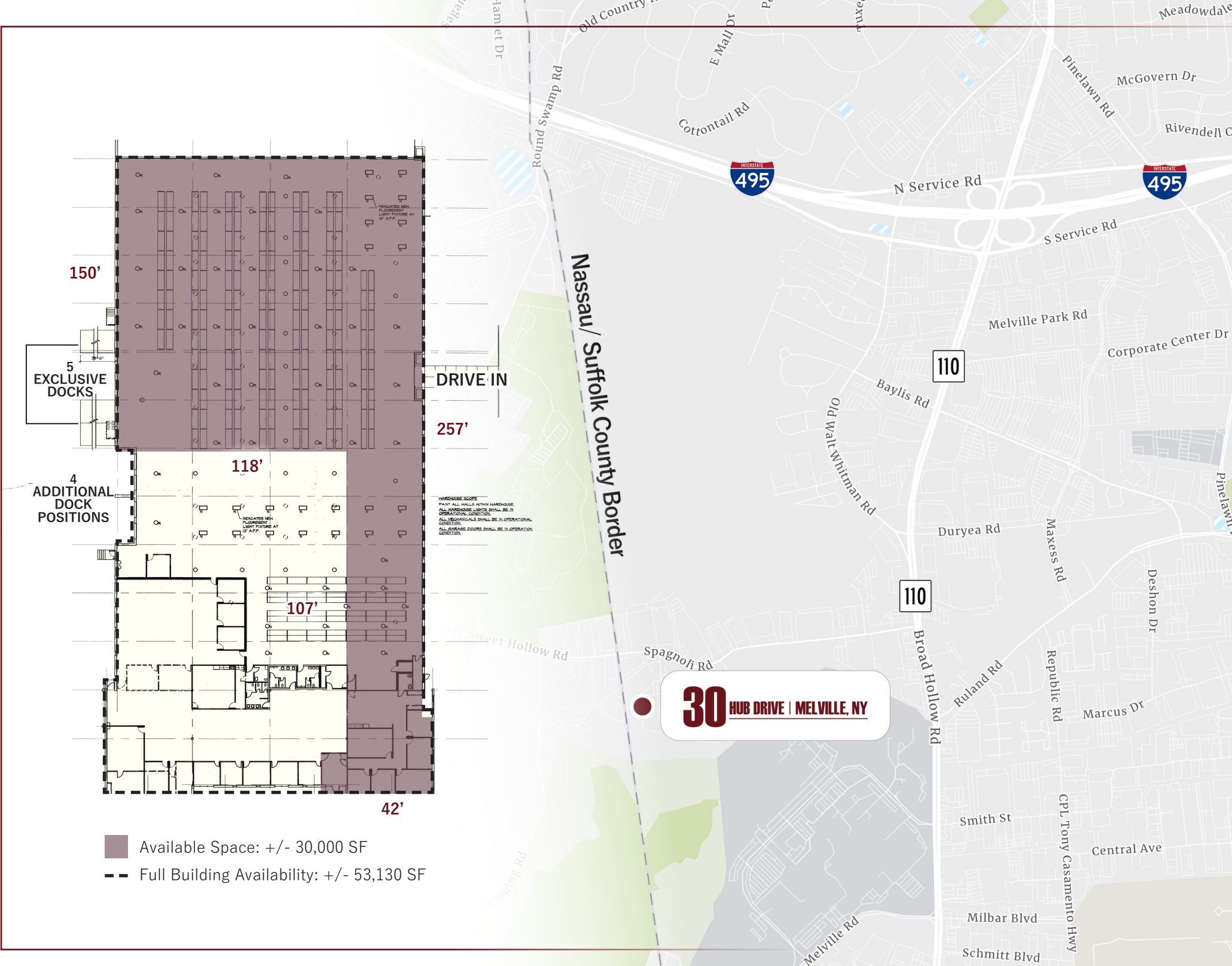
SPACE HIGHLIGHTS

- Sublease Term runs until 2/28/2030
- Part of a 53,000 SF Leased Premises by Sub-Lessor
- Located within the heart of the Melville Marketplace
- Close proximity to the Route 110 Corridor and Long Island Expressway
- Flexible Options to meet demand from User Pool
- Racking Available
- Corporate Office Space with front entrance available

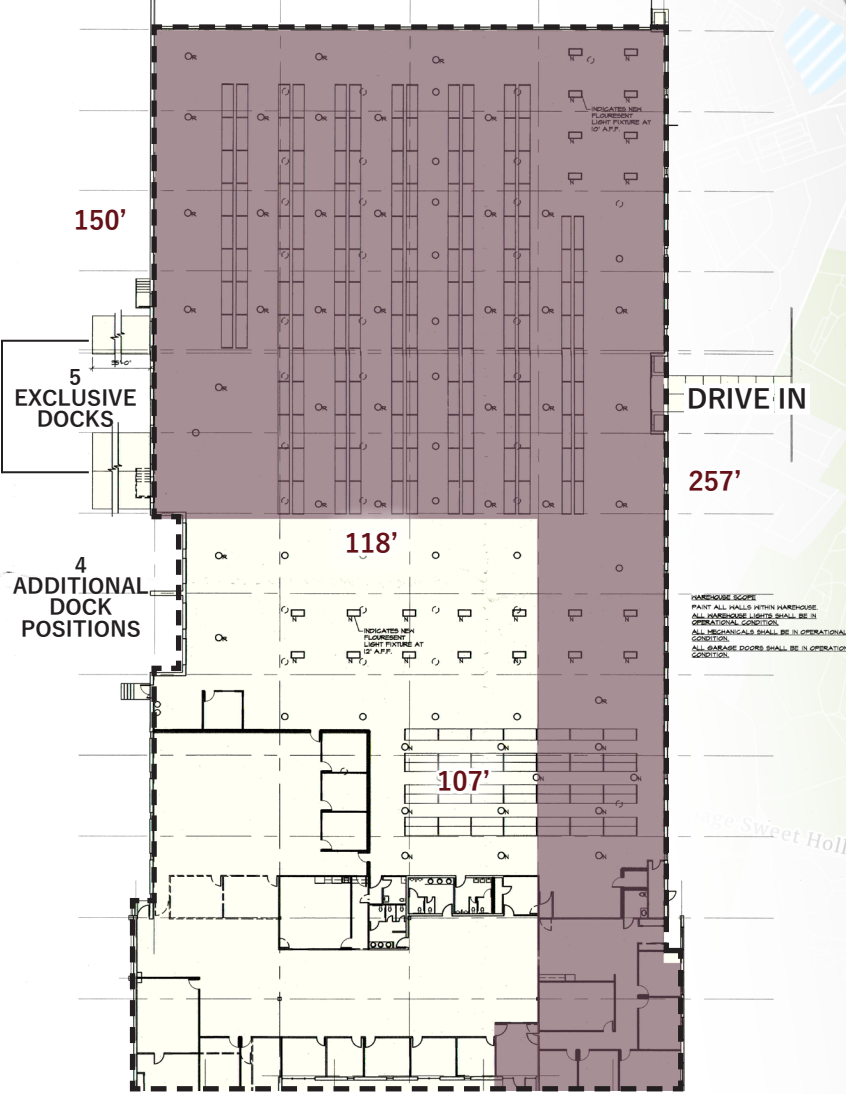
No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International LI Inc.







Nassau/Suffolk County Border



- Available Space: +/- 30,000 SF
- Full Building Availability: +/- 53,130 SF

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