

## 45 South Service Road Melville, NY

### MIXED USE MULTI-TENANT COMMERCIAL BUILDING



- A** Long Island Expy
- B** Northern State Pkwy
- C** Southern State Pkwy
- D** Cross Island Pkwy
- E** Wantagh State Pkwy
- F** Seaford-Oyster Bay Expy

#### ► BUILDING AMENITIES

- Visibility from the Long Island Expressway (495)
- 15 Foot Ceiling
- Loading Dock
- Building Signage Available
- Available for Immediate Occupancy

#### ► COMMUNITY INFORMATION

- Located in the Heart of Long Island
- Neighboring Several Prestigious Tenants
- Minutes from the Nassau-Suffolk Boarder
- 35 Miles from New York City