

BROOKHAVEN LOGISTICS CENTER

1001 EXPRESSWAY DRIVE NORTH | YAPHANK | NEW YORK | 11980



BUILDING A | 203,548 SF WAREHOUSE DIVISIBLE TO 30,000 SF | DELIVERY Q1 2024 WITH 12 YEAR PILOT



IMMEDIATE ACCESS TO L.I.E.



**5.25 ACRES ADDITIONAL LAND FOR
FLEET PARKING OR OUTDOOR STORAGE**



60' X 60' COLUMN SPACING



BUILDING A

BROOKHAVEN LOGISTICS CENTER
1001 EXPRESSWAY DRIVE NORTH
DELIVERY Q1 2024

HIGHLIGHTS

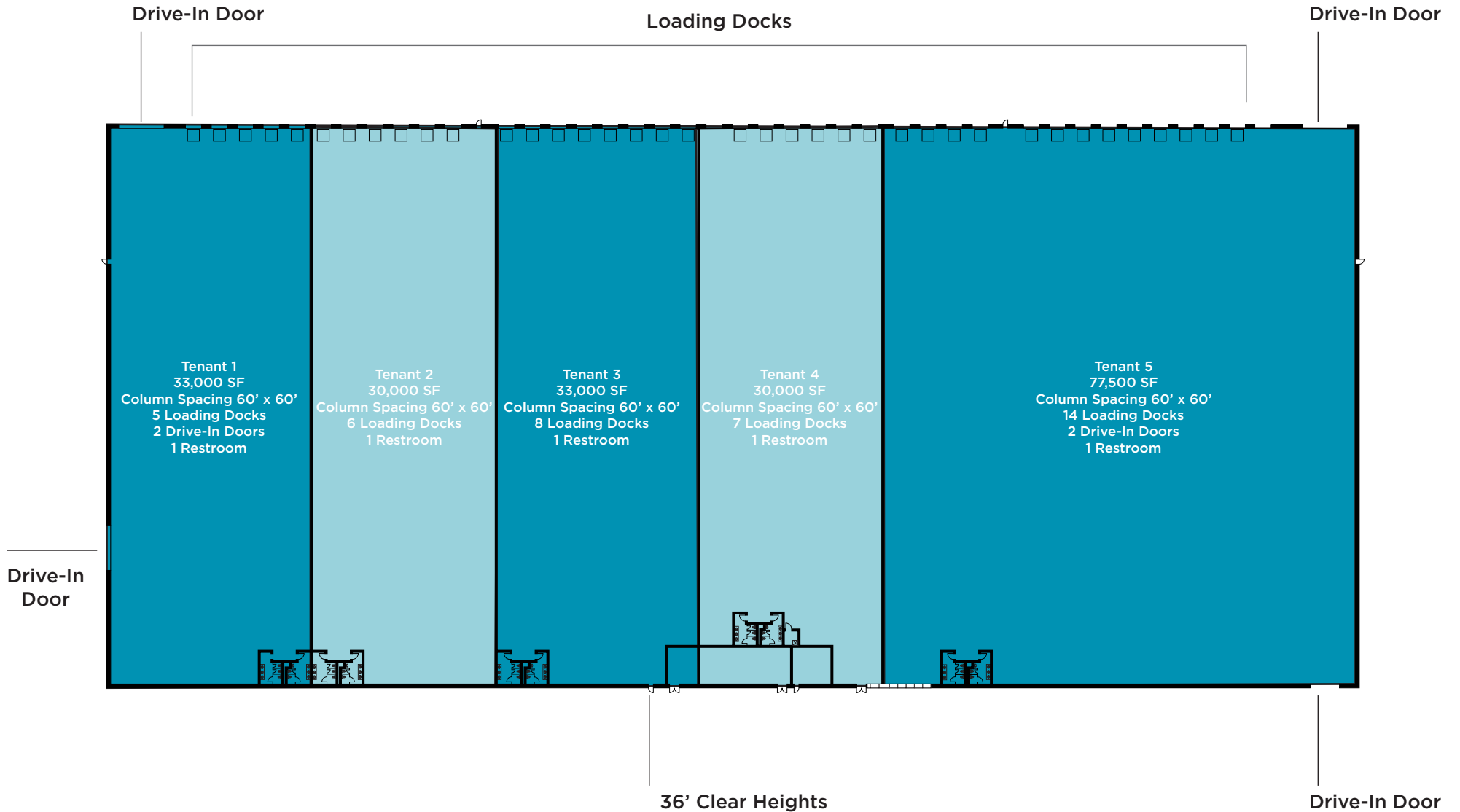
| | |
|-----------------------|-----------------------------------|
| DELIVERY | Q1 2024 |
| SQUARE FOOTAGE | 203,548 SF |
| DIVISIONS | Divisions Available 30,000 SF+ |
| OFFICE SPACE | To Suit |
| PILOT (IDA) | \$0.08 PSF (2024) |
| LOADING | 38 Docks 2 Drive In/ Out Bays |
| COLUMN SPACING | 60'x60' |
| CEILING HEIGHT | 36' Clear |
| PARKING | 263 Cars 42 Trailer Stalls |

**ADDITIONAL 5.25 ACRES AVAILABLE FOR
OUTDOOR STORAGE**

FLOOR PLAN

BROOKHAVEN LOGISTICS CENTER
1001 EXPRESSWAY DRIVE NORTH
DELIVERY Q1 2024

**CONCEPTUAL FLOOR PLAN*





BROOKHAVEN LOGISTICS CENTER

PROPERTY OVERVIEW

- **Brookhaven Logistics Center** offers a newly constructed Industrial Park featuring Three (3) Industrial Buildings Totaling +/-550,000 SF on 71 Acres
- Building Square Footage 169,724 / 176,760 / 203,548 SF
- Divisions Available 50,000 SF+
- 5.25 Acres Available to be utilized for Outdoor Storage – Ideal for fleet / trailer parking or equipment / material storage
- Delivery Q1 2024

ADDITIONAL HIGHLIGHTS

- The Property offers immediate access to the Long Island Expressway (I-495) at Exit 66
- 12 year property tax abatement (PILOT) from the Town of Brookhaven Industrial Development Agency
- Businesses will benefit from the robust labor force of Suffolk County with 265,548 potential employees living within a 10-mile radius

LOCATION

BROOKHAVEN LOGISTICS CENTER
1001 EXPRESSWAY DRIVE NORTH
DELIVERY Q1 2024



NASSAU COUNTY | 30.0 MILES



HAMPTONS | 13.0 MILES



NEW YORK CITY | 54.0 MILES

BROOKHAVEN LOGISTICS CENTER



1001 EXPRESSWAY DRIVE NORTH | YAPHANK | NEW YORK | 11980

BUILDING A | 203,548 SF INDUSTRIAL WAREHOUSE WITH 12 YEAR PILOT | DELIVERY Q1 2024

FOR MORE INFORMATION, PLEASE CONTACT:

FRANK FRIZALONE, SIOR

+1 631 425 1242

Frank.Frizalone@cushwake.com

NICK GALLIPOLI

+1 631 425 1217

NickG@cushwake.com

THOMAS DELUCA

+1 631 425 1237

Thomas.Deluca@cushwake.com

JOHN GIANNUZZI

+1 631 425 1228

John.Giannuzzi@cushwake.com

©2022 Cushman & Wakefield.

The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.