

BROOKHAVEN LOGISTICS CENTER

1001 EXPRESSWAY DRIVE NORTH | YAPHANK | NEW YORK | 11980



BUILDING B | 176,760 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 B

BROOKHAVEN LOGISTICS CENTER
1001 EXPRESSWAY DRIVE NORTH
DELIVERY Q1 2024

HIGHLIGHTS

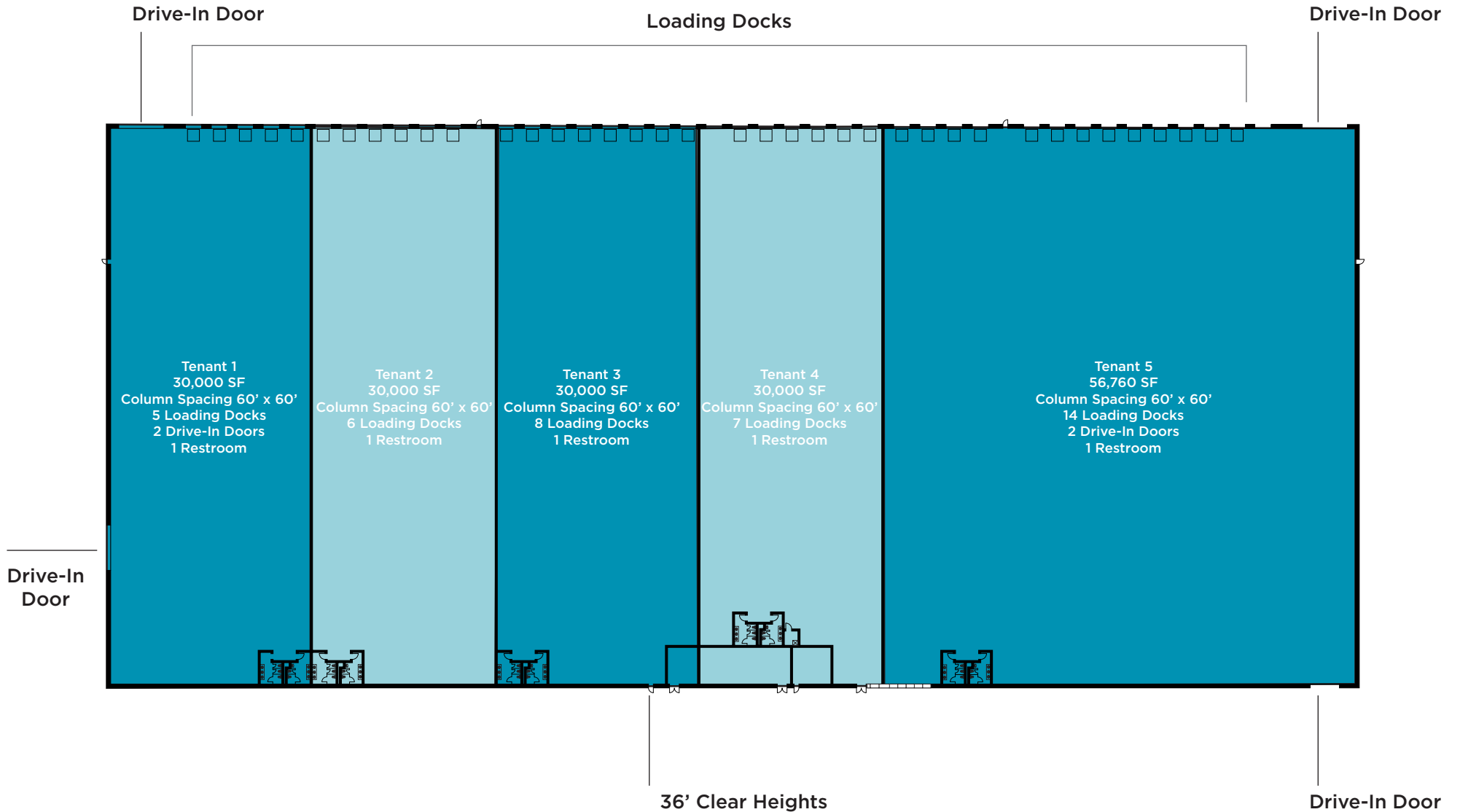
DELIVERY	Q1 2024
SQUARE FOOTAGE	176,760 SF
DIVISIONS	Divisions Available 30,000 SF+
OFFICE SPACE	To Suit
PILOT (IDA)	\$0.08 PSF (2024)
LOADING DOCKS	32 Docks 2 Drive In/ Out Bays
COLUMN SPACING	60'x60'
CEILING HEIGHT	36' Clear
PARKING	259 Cars 42 Trailer Stalls

**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

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BUILDING B | 176,760 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

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