

BROOKHAVEN LOGISTICS CENTER

1001 EXPRESSWAY DRIVE NORTH | YAPHANK | NEW YORK | 11980



550,000 TOTAL SF | DIVISIONS \pm 30,000 SF AND LARGER | CLASS A INDUSTRIAL CAMPUS | Q1 2024 DELIVERY



OVERVIEW

- **Brookhaven Logistics Center** is a divisible 550,000 square foot 3 building industrial campus on a 71-acre site.
- The Project is located at the north-side of the Long Island Expressway (I-495) at Exit 66 with direct access to the westbound onramp in Yaphank, New York.
- 5.25 Acres to be utilized as additional parking (608 stalls), trailer storage, or equipment/material storage.
- **The Project will deliver Q1 2024.**
- Each building is easily divisible into \pm 30,000 square feet or larger tenant spaces.
- Property enjoys a 12 year property tax abatement (PILOT) from the Town of Brookhaven Industrial Development Agency (TOBIDA)
- Businesses will benefit from the robust labor force of Suffolk County, with 265,548 potential employees living within a 10-mile radius.
- Tenants can apply to TOBIDA for additional sales tax benefits.

HIGHLIGHTS

BROOKHAVEN LOGISTICS CENTER
1001 EXPRESSWAY DRIVE NORTH
DELIVERY Q1 2024

PARKING STALLS
767 (+608 LAND-BANKED)
OR ADDITIONAL TRAILER STALLS
OR EQUIPMENT STORAGE AREA ON
5.25 ACRES

OFFICE SPACE
BTS UPON TENANT
PROPOSAL

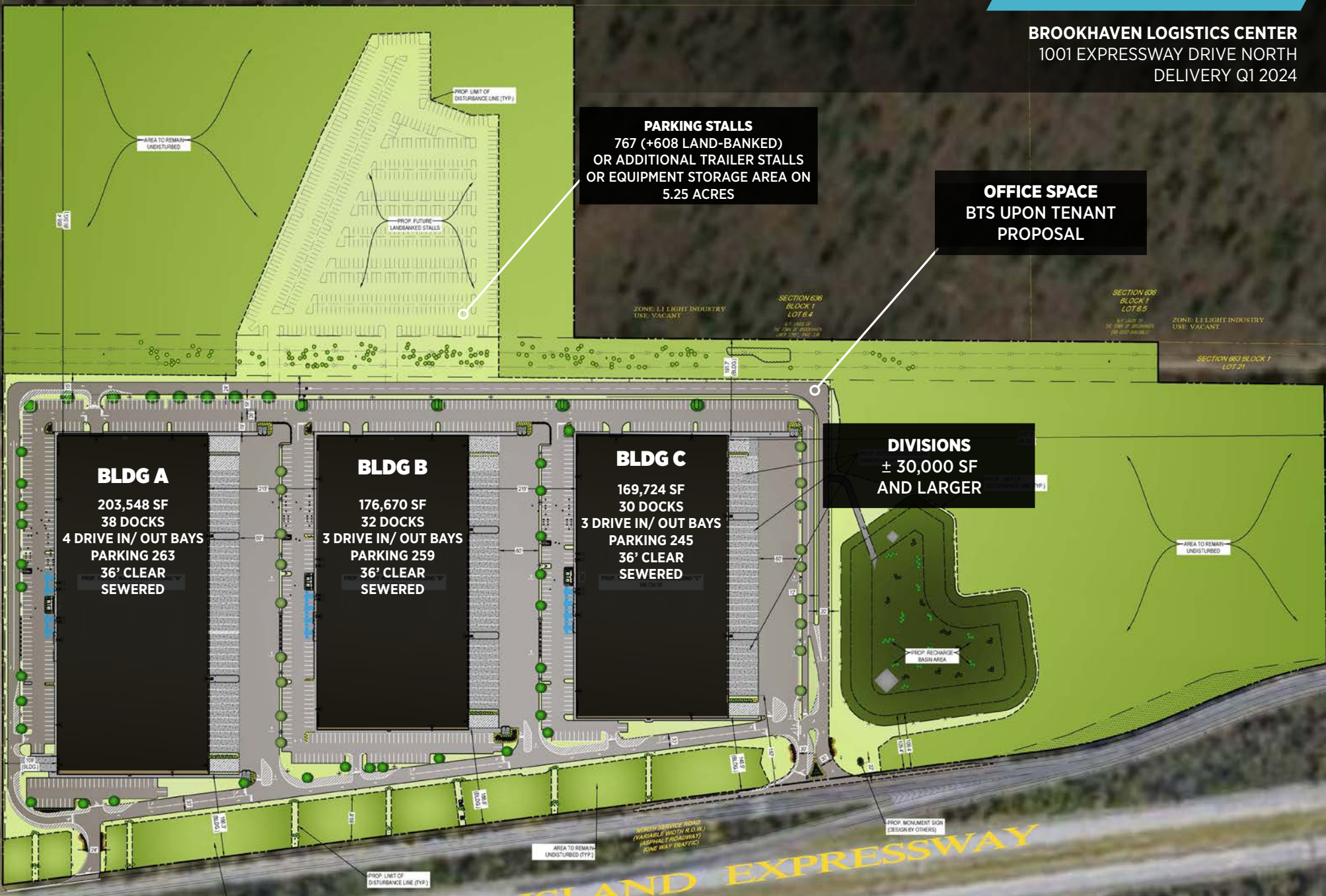
DIVISIONS
± 30,000 SF
AND LARGER

BLDG A
203,548 SF
38 DOCKS
4 DRIVE IN/ OUT BAYS
PARKING 263
36' CLEAR
SEWERED

BLDG B
176,670 SF
32 DOCKS
3 DRIVE IN/ OUT BAYS
PARKING 259
36' CLEAR
SEWERED

BLDG C
169,724 SF
30 DOCKS
3 DRIVE IN/ OUT BAYS
PARKING 245
36' CLEAR
SEWERED

LONG ISLAND EXPRESSWAY



PILOT PLAN

BROOKHAVEN LOGISTICS CENTER
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DELIVERY Q1 2024

YEAR	PILOT PSF
1	\$0.0735
2	\$0.0750
3	\$0.32
4	\$0.66
5	\$1.01
6	\$1.37
7	\$1.74
8	\$2.13
9	\$2.54
10	\$2.96
11	\$3.40
12	\$3.85

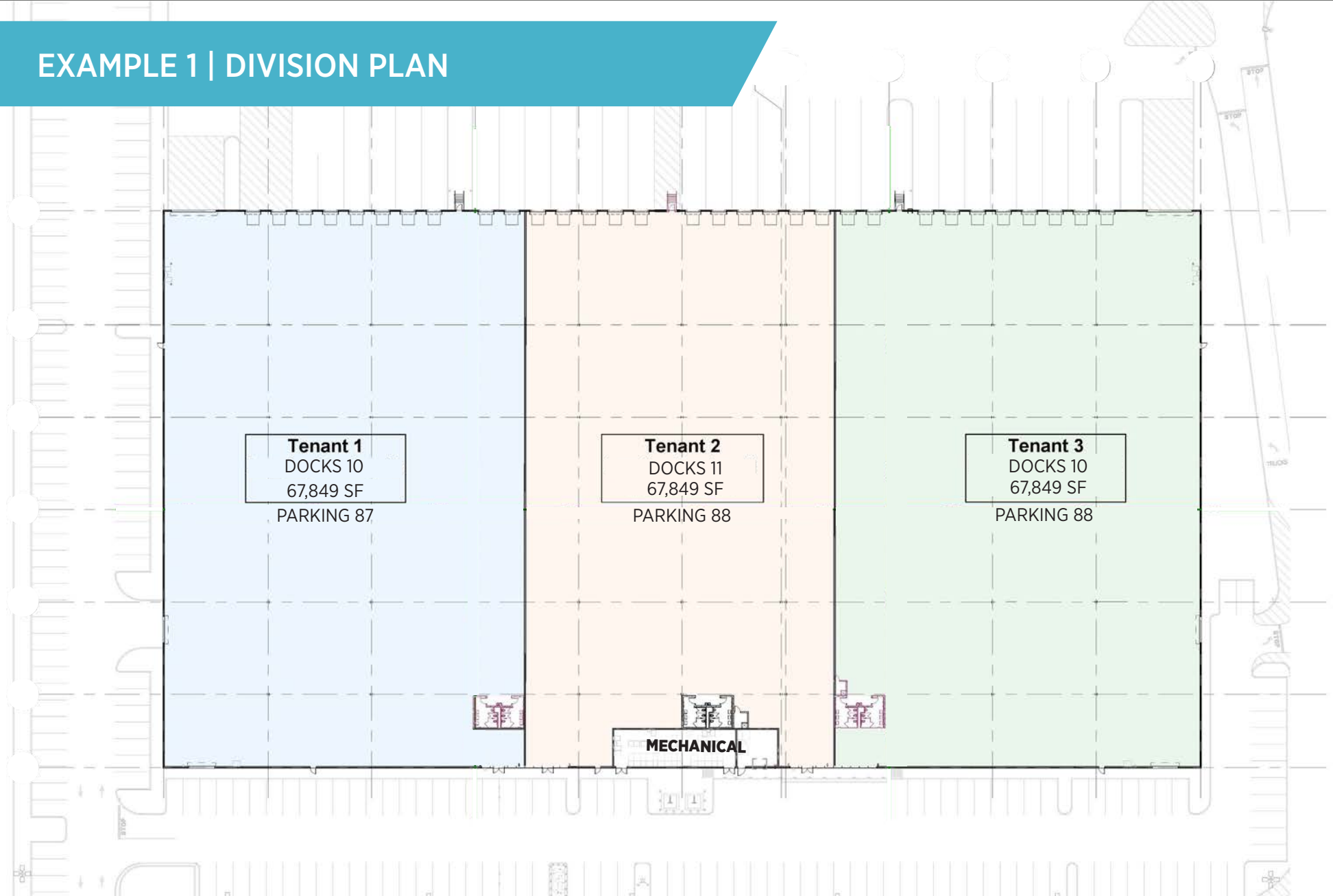
** The Real Estate PSF tax calculation will be based upon actual square footage occupied.*

FLOOR PLAN

BROOKHAVEN LOGISTICS CENTER
1001 EXPRESSWAY DRIVE NORTH
DELIVERY Q1 2024

Conceptual Floor Plan For Various Divisions, If Requested

EXAMPLE 1 | DIVISION PLAN

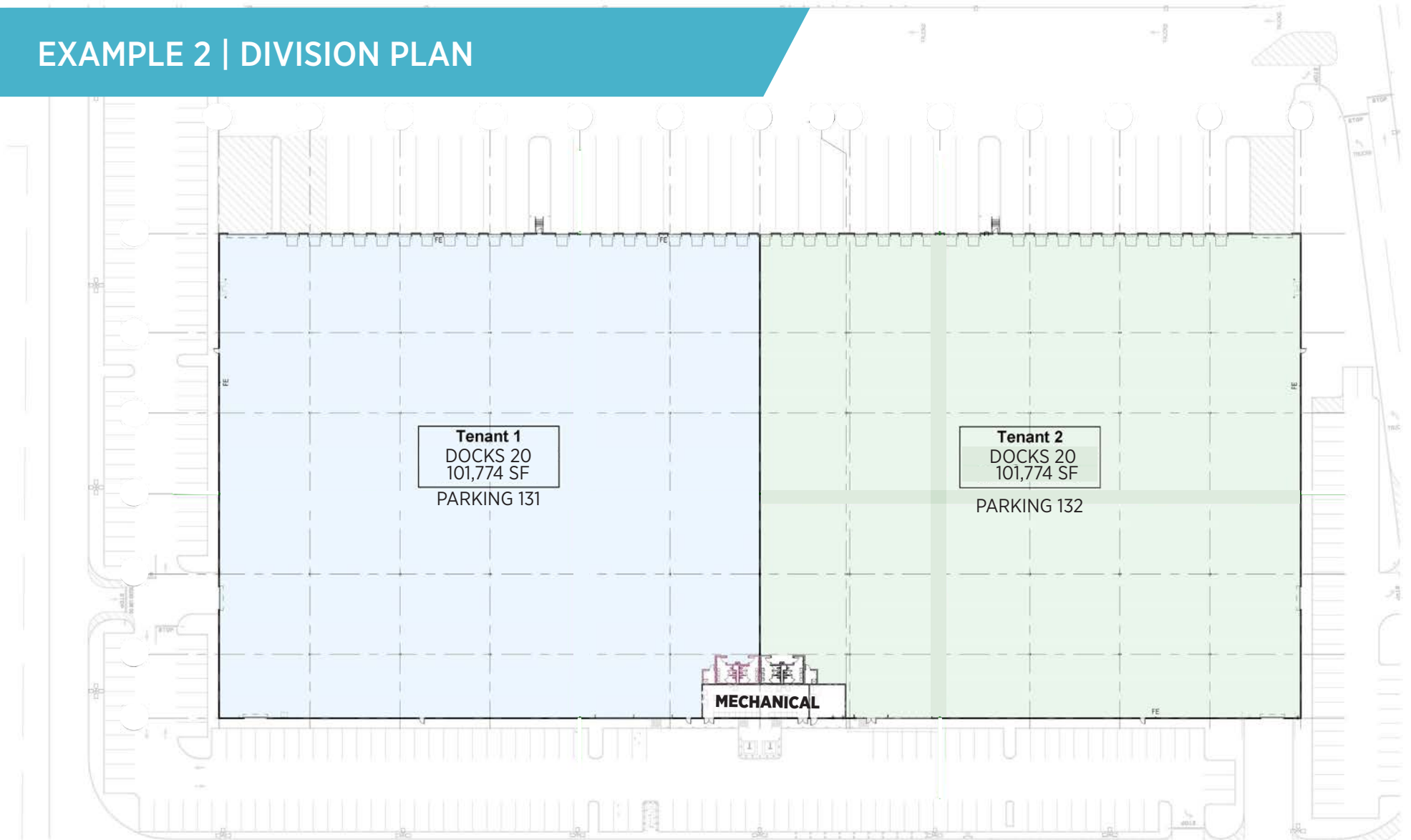


FLOOR PLAN

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Conceptual Floor Plan For Various Divisions, If Requested

EXAMPLE 2 | DIVISION PLAN



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 RAIL TERMINAL

BROOKHAVEN LOGISTICS CENTER
1001 EXPRESSWAY DRIVE NORTH
DELIVERY Q1 2024

Welcome to **Brookhaven Rail Terminal (BRT)**, the future of safe and sustainable rail freight transportation that is better for the environment than truck transport to and from the Long Island, New York consumer market. With BRT, Long Island businesses and consumers now have increased access to world markets through BRT's connection to the national rail network. Shippers, producers and suppliers have the ability to use BRT to ship and store commodities, providing them with a significant competitive advantage.

STRATEGIC LOCATION

- The freight carrier on the LIRR is the New York and Atlantic which connects to the national rail network via Fresh Ponds in Glendale, New York.
- Located in Yaphank, New York, BRT is immediately adjacent to the Long Island Rail Road (LIRR) and the Long Island Expressway (I-495) providing direct rail and road access.
- BRT is the first modern era, multi-modal rail freight facility on Long Island to provide rail based shipping, warehousing and logistics solutions.

FLEET SERVICES

BRT handles construction aggregates, building materials and intermodal Trailer on Flat Car (TOFC) and Container on Flat Car (COFC) transport. Additionally, BRT can provide the following value-added rail terminal operations:

- Logistics Services
- Transloading Services
- Management Information
- Maintenance and Repair
- Local Trucking
- Dry and Refrigerated Warehousing
- Container Freight Stations/Container Yard (CFS/CY)
- Distribution Services



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FOR MORE INFORMATION, PLEASE CONTACT:



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