

# CROSSWAYS

## LOGISTICS CENTER

1 MEDIA CROSSWAYS | WOODBURY, NEW YORK

104,544 SF | IMMEDIATE AVAILABILITY



LESS THAN 1 MILE  
FROM L.I.E.



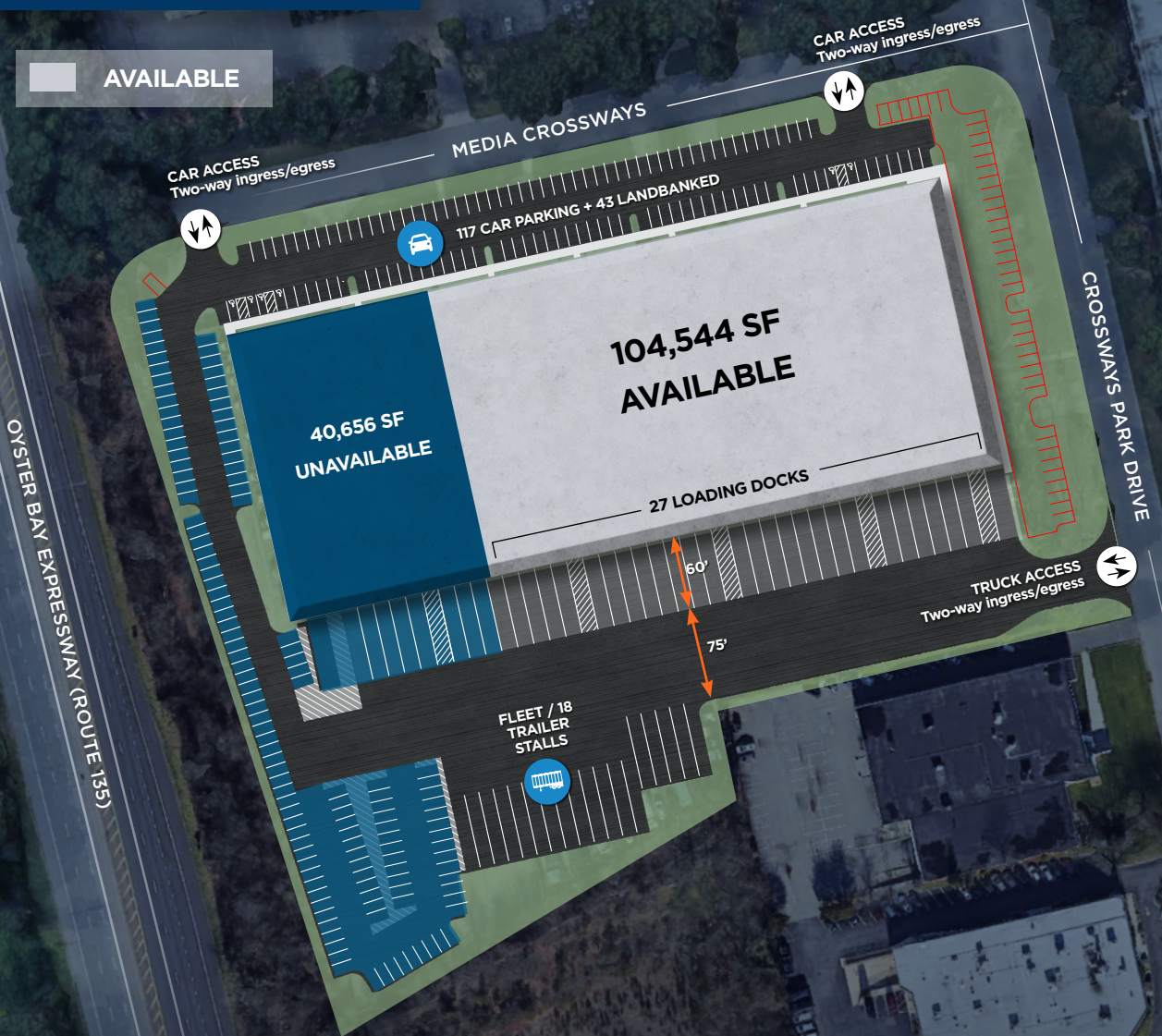
FLEET & TRAILER  
PARKING



DIVISIONS AVAILABLE  
(PAGE 3)

# SITE PLAN

AVAILABLE



0.80 MILES TO EXIT 44

## Building Specifications

- Available Size: 104,544 SF
- See division plans (Page 3)
- Acreage: ± 9.00 Acres
- Loading: 27 Docks, 1 Drive-In
- Trailer Parking: 18
- Car Parking: 117 spaces + 43 landbanked
- Clear Height: 36'
- Column spacing: 54' x 50'
- Sprinklers: ESFR
- Speed Bays: 54' x 60'
- IDA PILOT
- Taxes: \$3.16 PSF '24/'25

Outdoor storage of *registered* commercial vehicles is a permitted principal use in the LI District. Section 246-7.7

# DIVISION OPTIONS

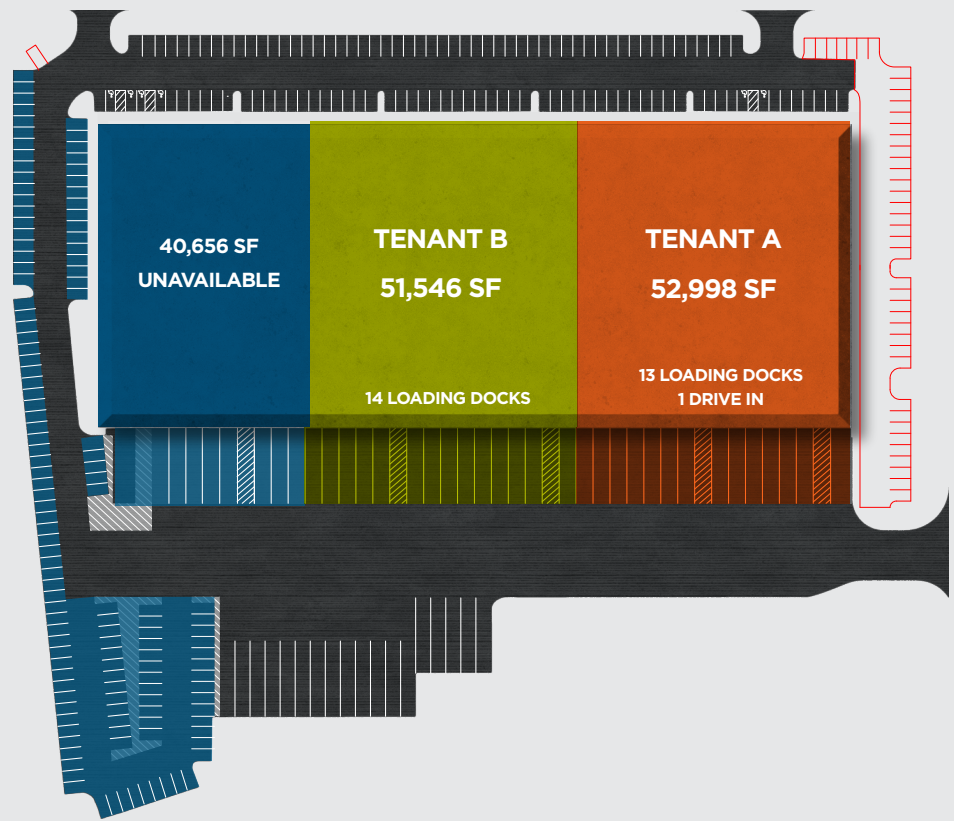
## OPTION 1

### Tenant A:

52,998 SF  
13 Loading Docks  
1 Drive-In

### Tenant B:

51,546 SF  
14 Loading Docks



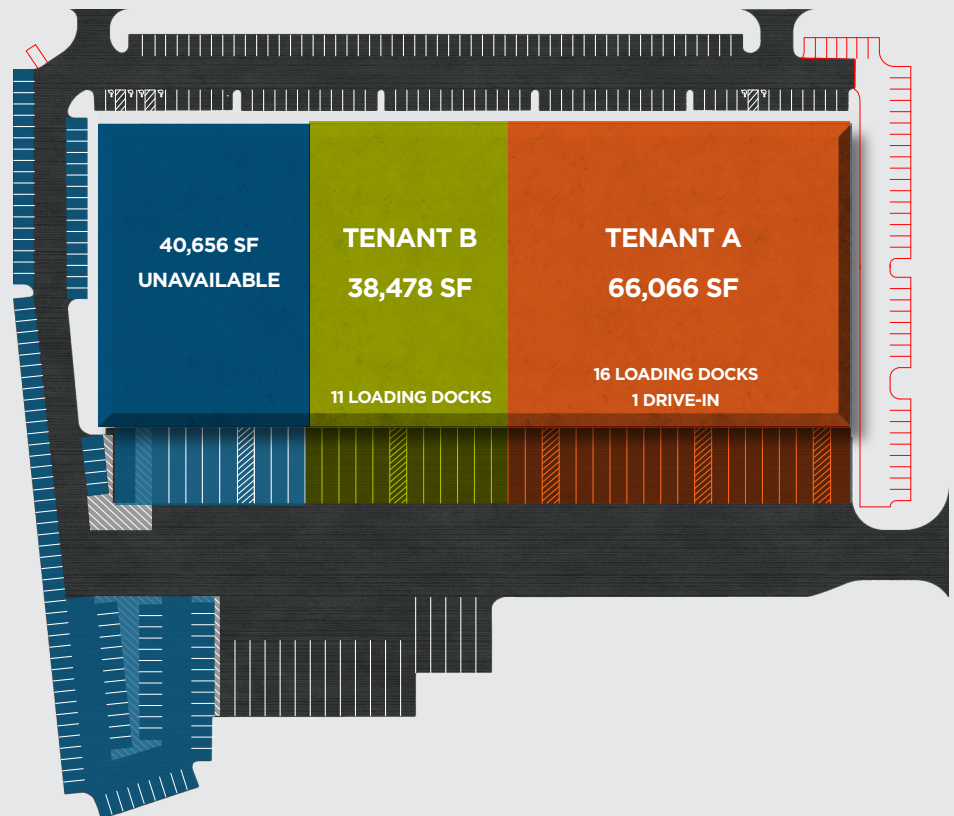
## OPTION 2

### Tenant A:

66,066 SF  
16 Loading Docks  
1 Drive-In

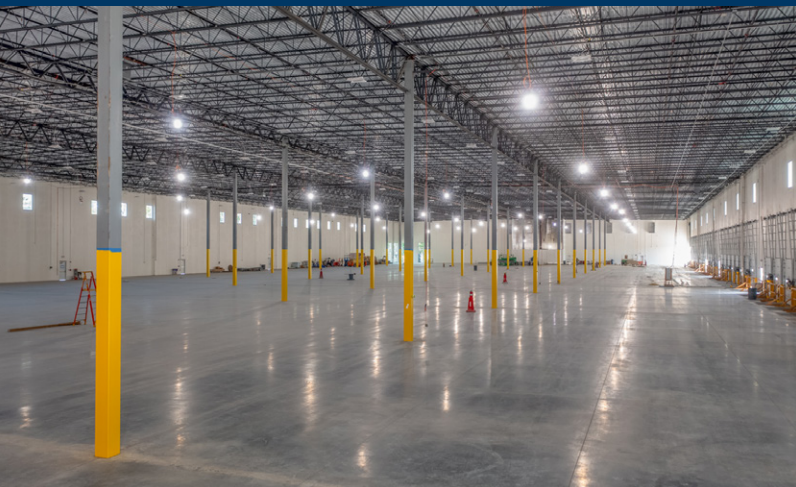
### Tenant B:

38,478 SF  
11 Loading Docks



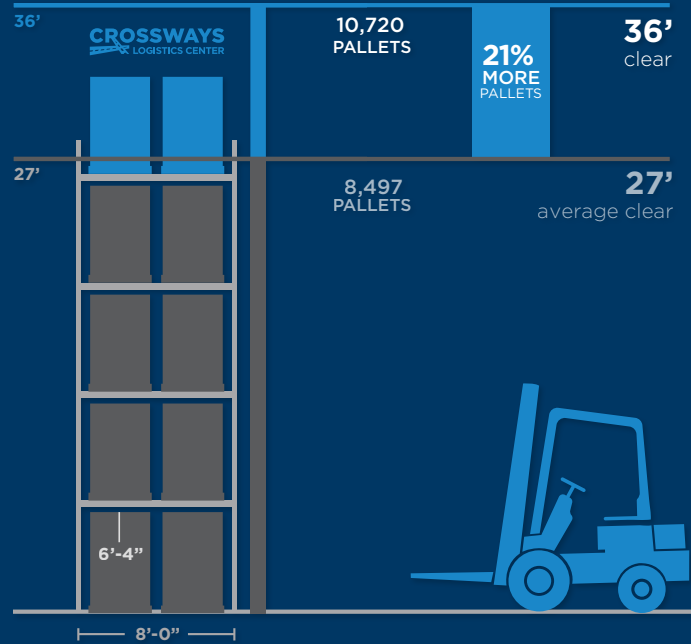


CONSTRUCTION COMPLETE



## PALLET RACKING CAPACITY

36' Clear vs. 27' Clear



# EXCELLENT HIGHWAY CONNECTIVITY

At the crossroads of I-495 and Route 135, this property location in Woodbury, NY benefits from close proximity to the New Jersey and New York markets.

Throgs Neck Bridge	19.6 mi
LaGuardia Airport	23 mi
JFK Airport	25.4 mi
George Washington Bridge	28.9 mi
Queens Midtown Tunnel	29.3 mi
Lincoln Tunnel	33.3 mi
Verrazano-Narrows Bridge	38.6 mi
Port Newark/Elizabeth	44.7 mi



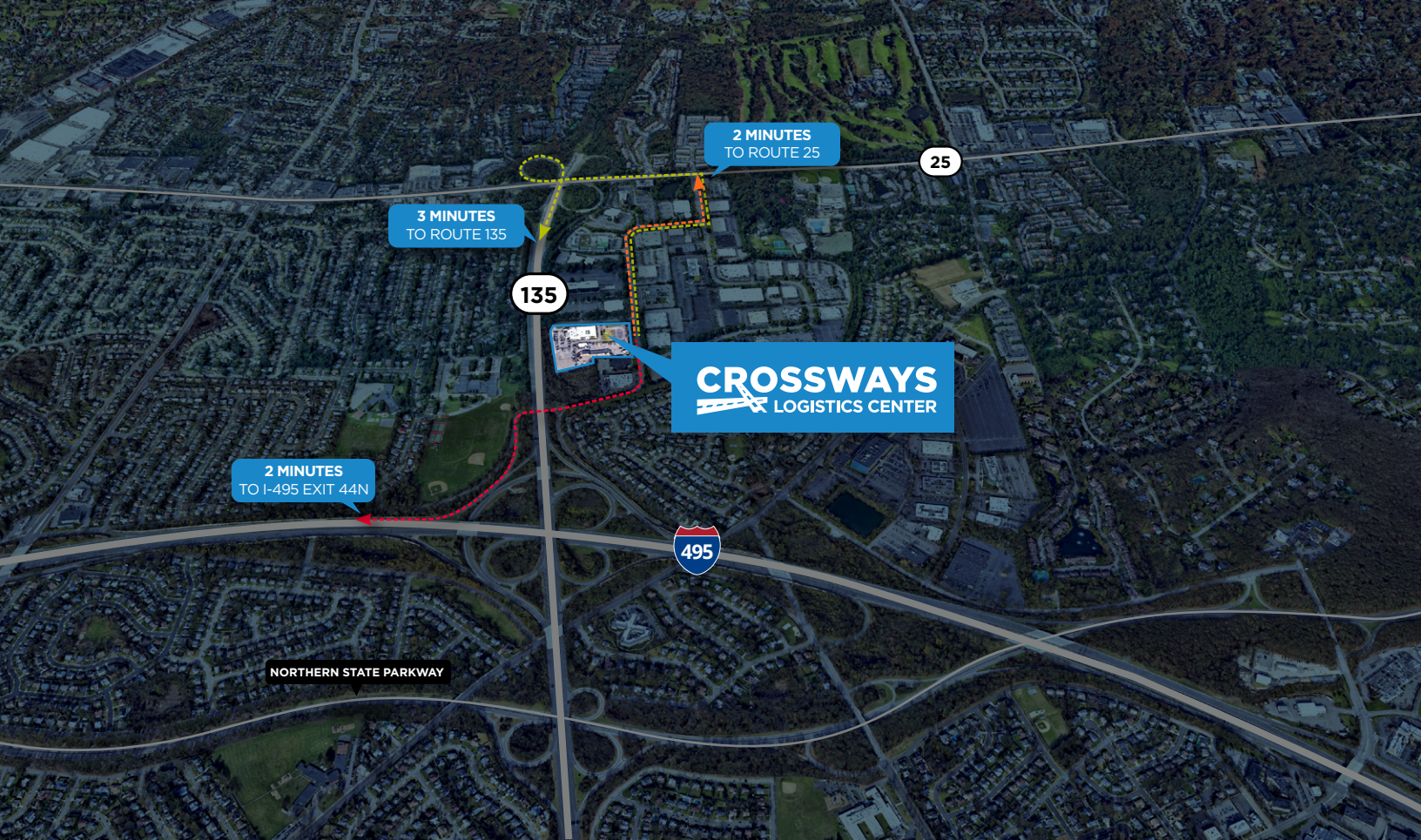
## Location Highlights:

22 minutes or 16 Miles to Queens / Nassau County Line.

Immediate proximity to the large populations of Brooklyn, Queens and Nassau

Less than an hour from New Jersey Meadowlands and Port Newark

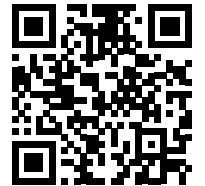
- Suffolk County
- Nassau County
- Queens
- Brooklyn



[CROSSWAYSLOGISTICSCENTER.COM](https://www.crosswayslogisticscenter.com)

# CONTACT US

FOR MORE INFORMATION



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**ROCKEFELLER  
GROUP**



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