

ENTERPRISE PARK AT CALVERTON (EPCAL) SUFFOLK COUNTY, NY

LAND FOR SALE

680+ ACRES



INTERMODAL – ALL ACCESS CALVERTON



For more information, please contact:

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ENTERPRISE PARK AT CALVERTON (EPCAL), SUFFOLK COUNTY, NY

600 Acres for Sale

ENTERPRISE PARK AT
CALVERTON
"EPCAL"

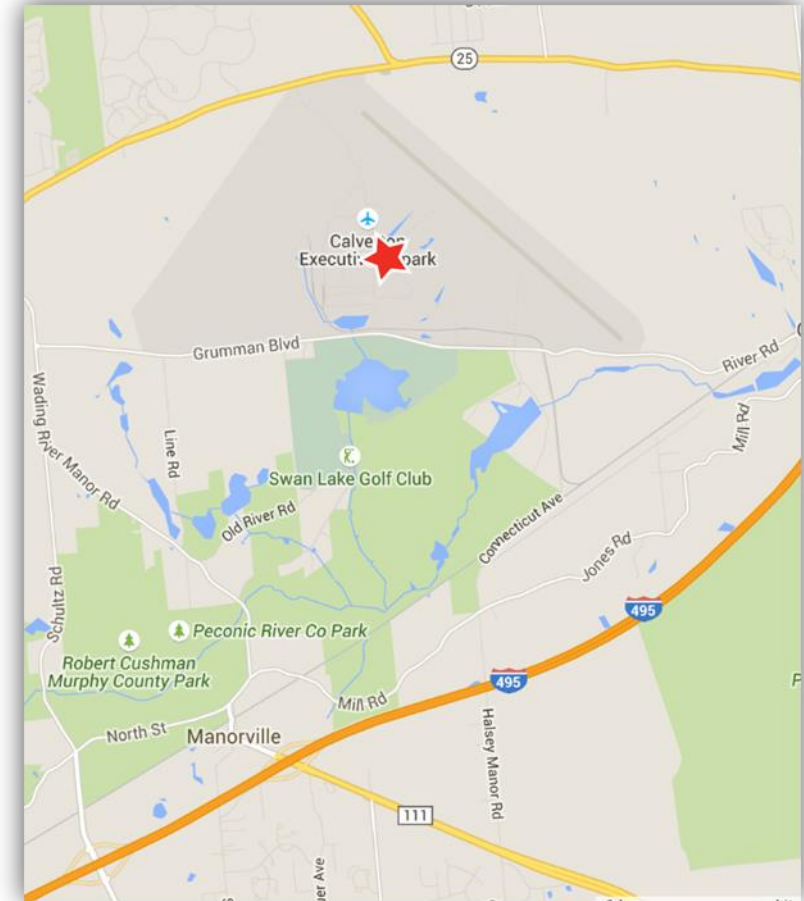
INTRODUCTION

As exclusive agent, Cushman & Wakefield is pleased to offer the parcels of land which comprise the Enterprise Park at Calverton ("EPCAL") Suffolk County, Long Island, NY for sale or lease. This 680+ acre parcel is ideally situated at between Exits 69 and 71 on the Long Island Expressway (LIE) and offers a streamlined 90-day approval process, an environmental impact study and parcels of land subdivided and varying in size from 5 acres and larger.

The Enterprise Park at Calverton is part of a planned redevelopment of a 2,900 acre property. The property is owned by the Town of Riverhead Community Development Agency and, as a result of the Comprehensive Reuse Development Plan, is now slated for economic development.

Today, the Town has streamlined the acquisition and development process to 90 days, eager to attract new and existing businesses to the area. In addition, EPCAL offers the unique ability to utilize rail access through the existing and currently active New York & Atlantic Rail Terminal and offers the EPCAL occupants use of the 10,000 foot runway.

Offering Price: \$136,000,000.00



MAP

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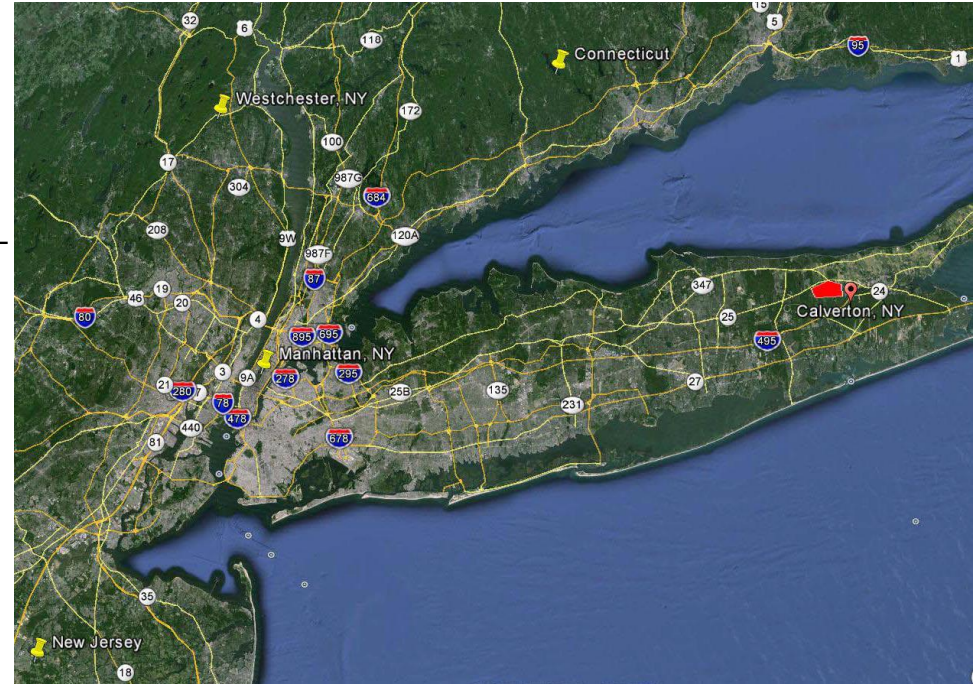
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Property Highlights

- **90-Day Approval Process** – The Town Board along with the state of New York has approved a streamlined 90-day approval process for any business looking to start, relocate or grow their business in the EPCAL Park. This offers a unique advantage by avoiding the time consuming and costly zoning & use approval process of other townships.
- **Completed (DSGEIS) Draft Supplemental Generic Environmental Impact Statement** – streamlined approval process, the Town has completed an environmental DEIS for all parcels, allowing companies to alleviate the significant costs and time delays.
- **5 Acres- 680 Acres Available** – The proposed subdivision map provides for various lot sizes designed specifically to attract companies of all sizes and operational requirements.
- **Incentives** – The Town of Riverhead IDA is working to offer maximum incentives for companies to relocate and create job growth & economic development.
 - Offering new occupants real estate tax abatements
 - Sales tax exemptions
 - Mortgage recording tax exemptions
 - Urban renewal incentives
 - All applicable New York State & Empire Development Zone benefits.
- **Location** – The EPCAL Park is conveniently located just 1 mile off the Long Island Expressway & offers unique attributes.
 - Active on-site freight rail
 - Use of existing and currently active 10,000 foot runway
 - On site sewer treatment system
 - Two cargo ferry services- one located 12.5 miles west, the other is 32 miles east of EPCAL. Both connect to New England and are capable of accommodating up to 53' trailers
 - Historic Downtown Riverhead - restaurants, shopping, entertainment, hotel accommodations, an aquarium and much more, located 4 miles from EPCAL



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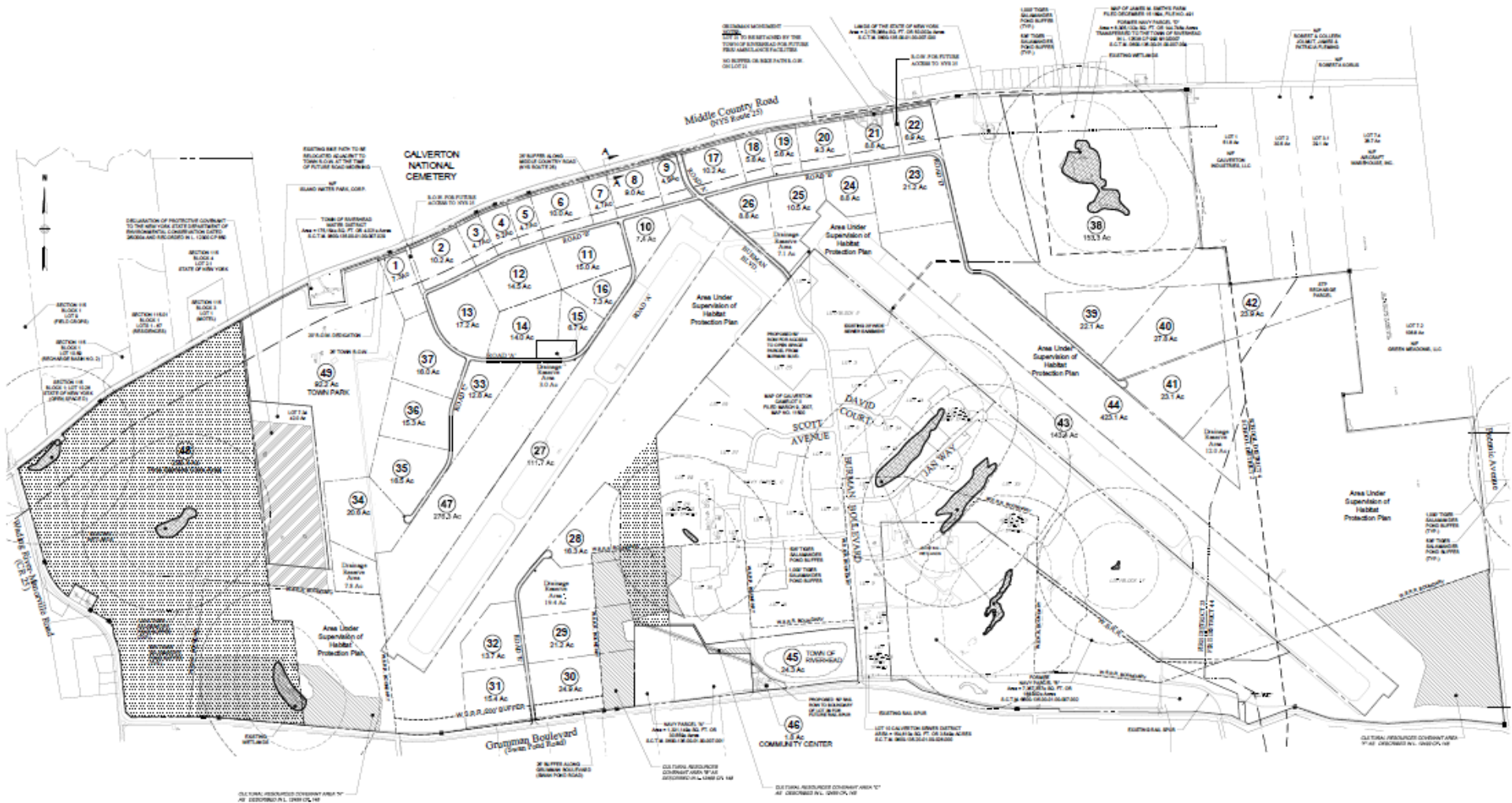
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Subdivisions Plan

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Specifications

SITE SPECIFICATIONS

Industrial Site/Park Name:	Enterprise Park At Calverton (EPCAL)
Total Acreage:	680+ acres
Available Subdivision:	5 acres and above
Township:	Riverhead
County:	Suffolk
School District:	Riverhead Central School District
Nearest MSA:	Nassau-Suffolk
General Topography:	0 to 10%
Zoning:	Planned Development District (PD) Form based zoning allowing industrial, institutional, manufacturing, commercial, office, medical and energy uses
Adjacent Business Development:	Stony Brook Calverton Incubator, RT 58 Commercial Corridor & Downtown Riverhead Business District
Nearest Commercial Airport:	Islip MacArthur Airport (29.2 miles)
Nearest Highway:	Adjacent to NYS Route 25
Nearest Expressway:	Long Island Expressway
Distance to Expressway:	1 mile

- ❑ 600 Acre Planned Industrial Park Subdivision
- ❑ Approximately 1 million square feet of existing, privately-owned industrial & office space

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