

MEDFORD

LOGISTICS CENTER

New Class A Industrial Facility

Immediate Occupancy

Divisions Available

± 130,000 SF

Total Building

± 73,500 SF

Currently Available

645 National Blvd

Medford, NY 11763



NEWMARK

WILDFLOWER LTD

HIGHLIGHTS

Located in an existing Industrial Park

Energy efficient LED Lighting

Sewered

EV Charging Station Ready

Robust Labor Force Within
10-Mile Radius

12 Year Pilot IDA Tax Abatement
Program in Place



AMNEAL PHARMACEUTICALS

DRIVE-IN DOORS

DRIVE-IN DOORS

Platinum Court

Sills Road

19 DOCK DOORS

INTERCOUNTY APPLIANCE CORP.

National Boulevard

130' DEPTH
TRUCK YARD

Industrial Boulevard

PROPERTY OVERVIEW

Total SF

129,237

Available SF

±73,500 SF

Office SF

BTS (based upon tenant proposal)

Divisions

30,000 SF +

Acreage

10 Acres

Dock Doors

11

Drive-In Doors

3

Clear Height

36'

Sprinklers

ESFR

Column Spacing

57'-2" x 56'

Power

Two (2) 2,500 AMP
480/277 VOLT 3-Phase

Car Parking

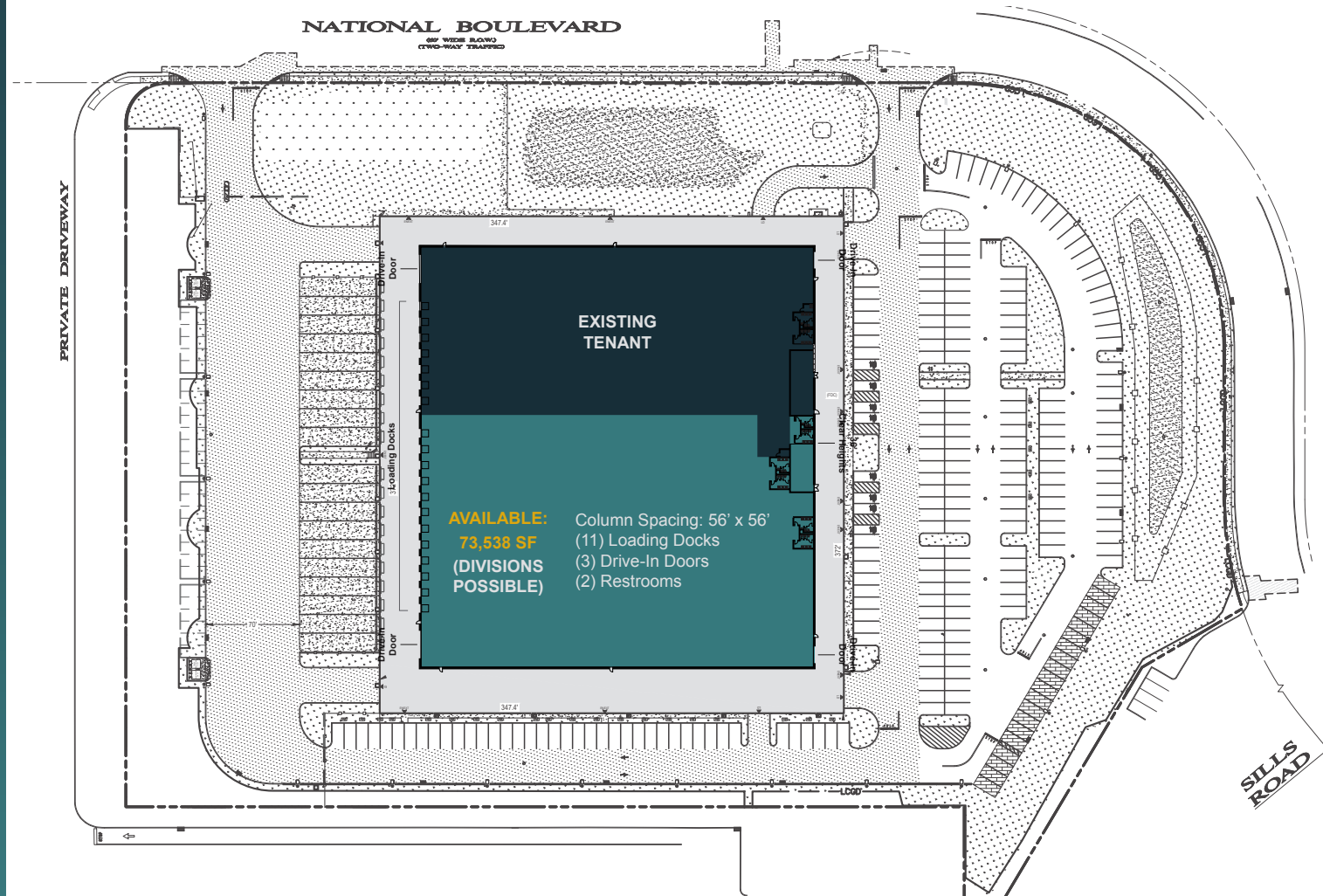
269 (33 land-banked stalls)

Sewered

Yes

Truck Yard Depth

130'



PILOT PLAN

YEAR	PILOT PSF	PILOT (Annual)
1	\$0.185	\$23,931
2	\$0.189	\$24,409
3	\$0.30	\$39,392
4	\$0.62	\$80,359
5	\$0.95	\$122,950
6	\$1.29	\$167,212
7	\$1.65	\$213,195
8	\$2.02	\$260,950
9	\$2.40	\$310,531
10	\$2.80	\$361,990
11	\$3.21	\$415,383
12	\$3.64	\$470,768

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



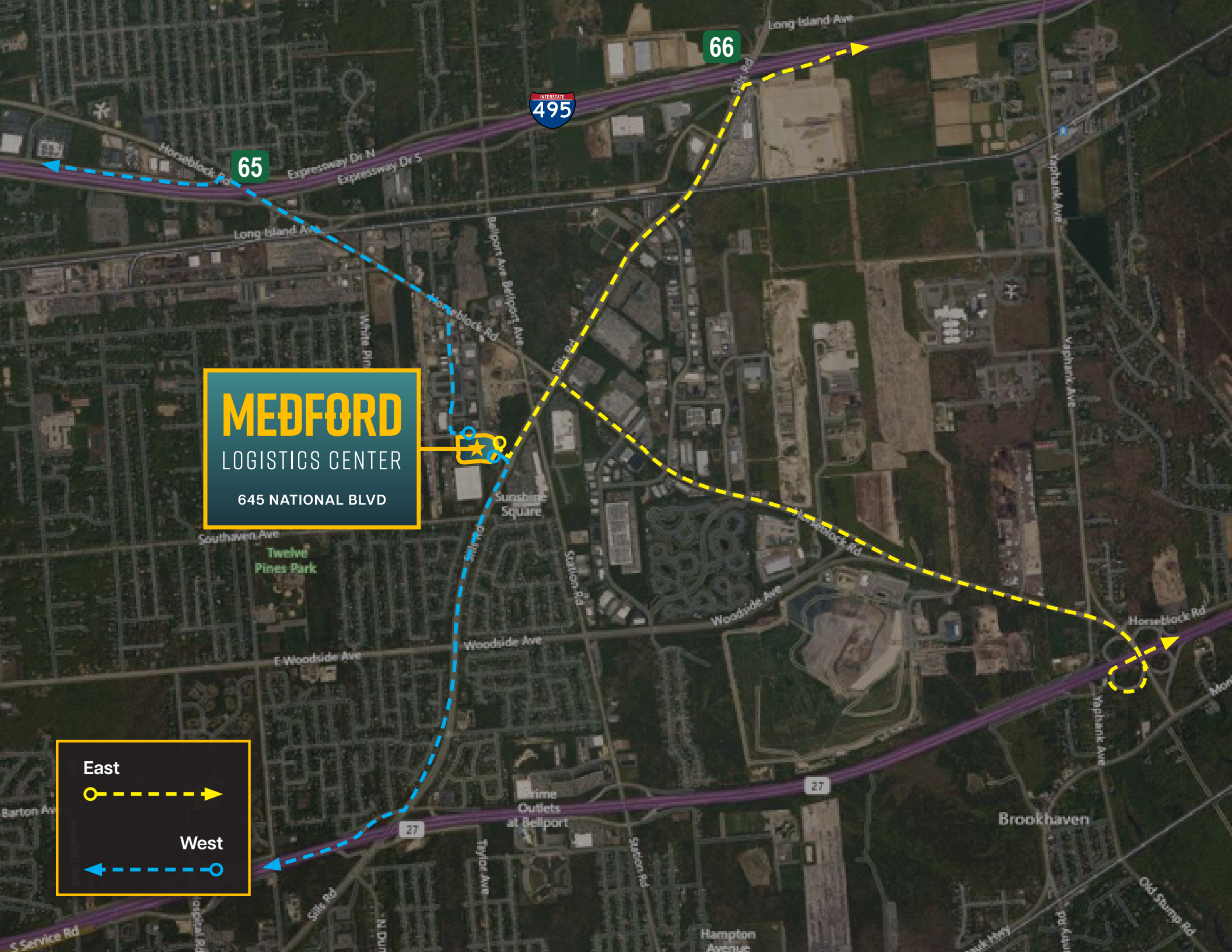
EXTERIOR PHOTOS



INTERIOR PHOTOS



MEDFORD
LOGISTICS CENTER
645 NATIONAL BLVD





TRAVEL DISTANCE (MILES)

Riverhead	15
Ronkonkoma & Bohemia	10
Hauppauge Industrial Park	15

MEDFORD

LOGISTICS CENTER

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NEWMARK

WILDFLOWER LTD

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