

MEDFORD

LOGISTICS CENTER

±130,000 SF

**New Class A
Industrial Facility**

Immediate Occupancy
Divisions 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

19 DOCK DOORS

INTERCOUNTY APPLIANCE CORP.

Platinum Court

Sills Road

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

19

Drive-In Doors

6

Clear Height

36'

Sprinklers

ESFR

Column Spacing

57'-2" x 56'

Power

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

Car Parking

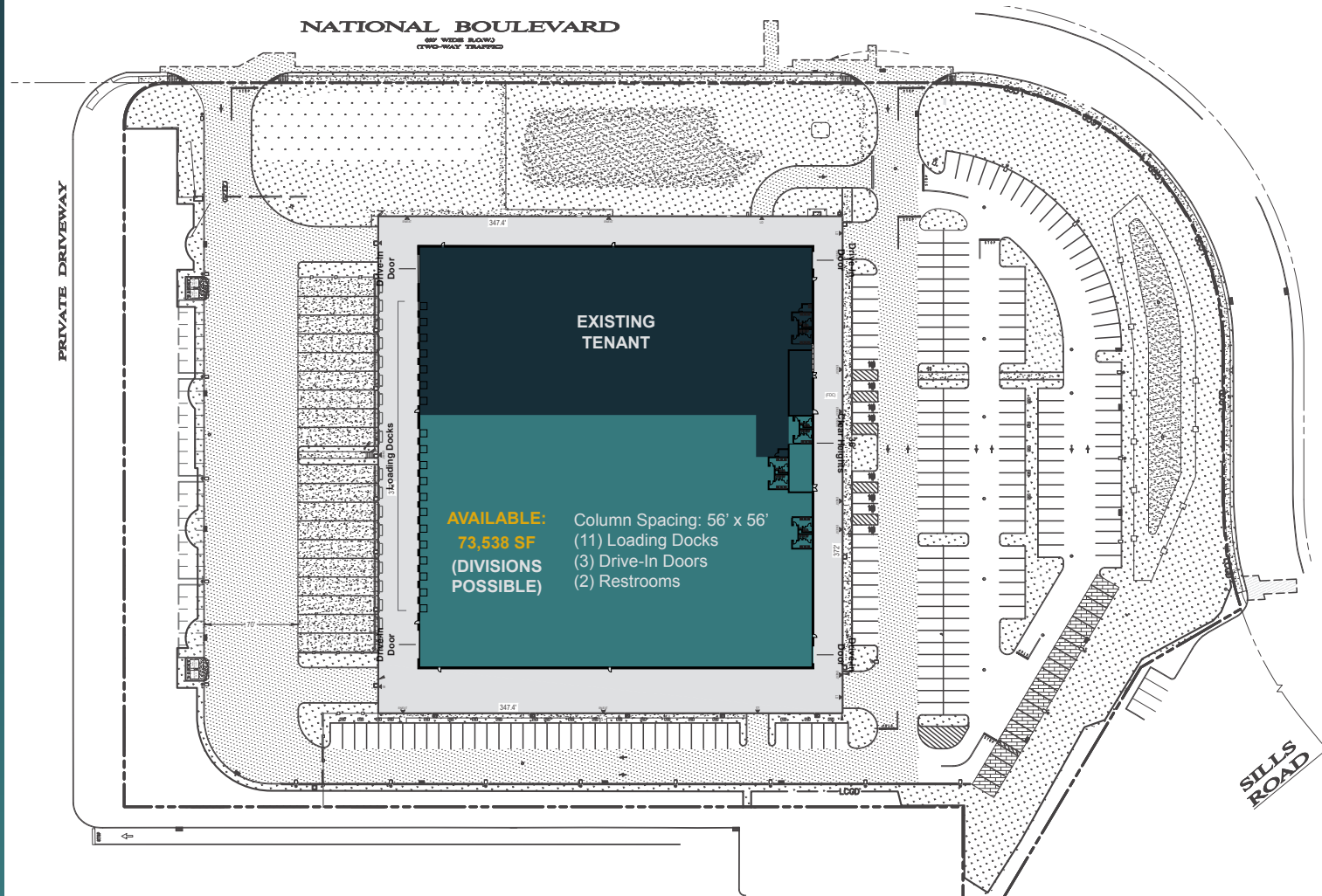
269 (33 land-banked stalls)

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



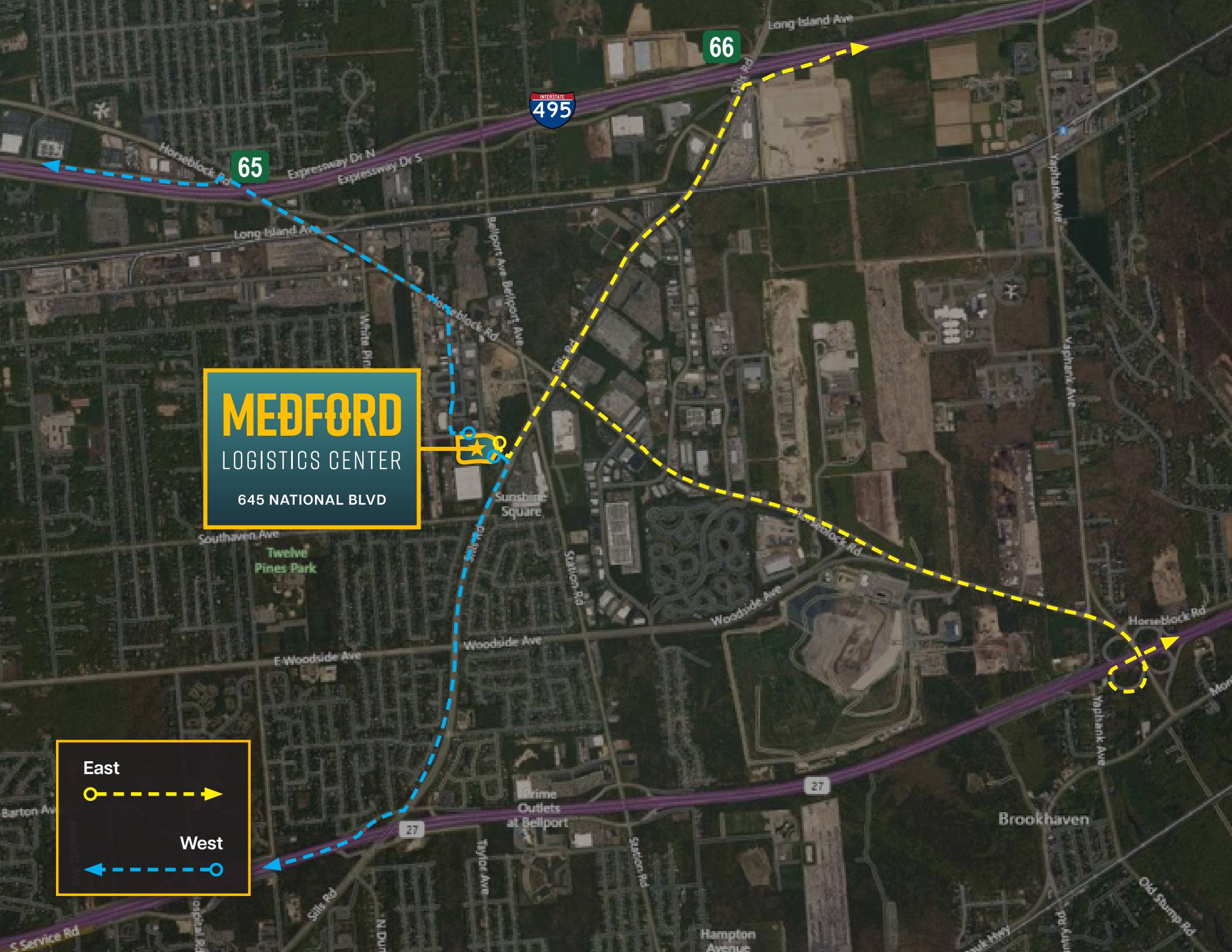
EXTERIOR PHOTOS



INTERIOR PHOTOS



MEDFORD
LOGISTICS CENTER
645 NATIONAL BLVD





**NASSAU / SUFFOLK
BORDER**

**HAUPPAUGE
INDUSTRIAL PARK**

**RONKONKOMA & BOHEMIA
INDUSTRIAL PARKS**

**YAPHANK & MEDFORD
INDUSTRIAL PARKS**

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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