



VentureParkCold at ISP

2100 SMITHTOWN AVENUE | RONKONKOMA | NEW YORK

SPECULATIVE
COLD STORAGE
FACILITY

137,470 SF
DELIVERING DECEMBER 2025





PROPERTY SPECIFICATIONS

| | |
|--------------------------------|---|
| BUILDING SIZE: | 137,470 SF |
| OFFICE SIZE: | Built To Suit |
| CONSTRUCTION: | Insulated metal panel (IMP) |
| COLUMN SPACING: | 58' w x 57' d Column Grids (refrigerated warehouse) 58' w x 60' d Column Grids (cold dock) |
| CLEAR HEIGHT: | 40' clear storage, 28' clear in cold dock |
| BUILDING FLOOR SLAB: | Shrink comp slab with insulated underfloor and glycol underfloor heat |
| REFRIGERATION SYSTEM: | High efficiency industrial CO2 system, providing convertible room temperatures (-10°F to +35°F with +35°F Cold Dock). Temperature for the building can range from -10°F to +70°F in zones based on tenant requirement |
| LOADING: | 18 dock high doors with vertical hydraulic levelers (expandable to 25) & 1 drive-in door |
| FIRE PROTECTION SYSTEM: | ESFR/ Quell |
| LIGHTING: | LED high bay lighting with motion sensors |
| TRUCK COURT: | 130' truck court |
| CAR PARKING: | 194 spaces (expandable to 206) |
| POWER: | Two services and Kirk Key for generator backup |
| BUILDING EFFICIENCY: | LEED Certified |
| ACCESS: | Three entrances |
| ROOF: | 60 mil TPO over EPS |

PROPERTY HIGHLIGHTS



Class A, state-of-the-art freezer/
cooler facility. 40' clear height



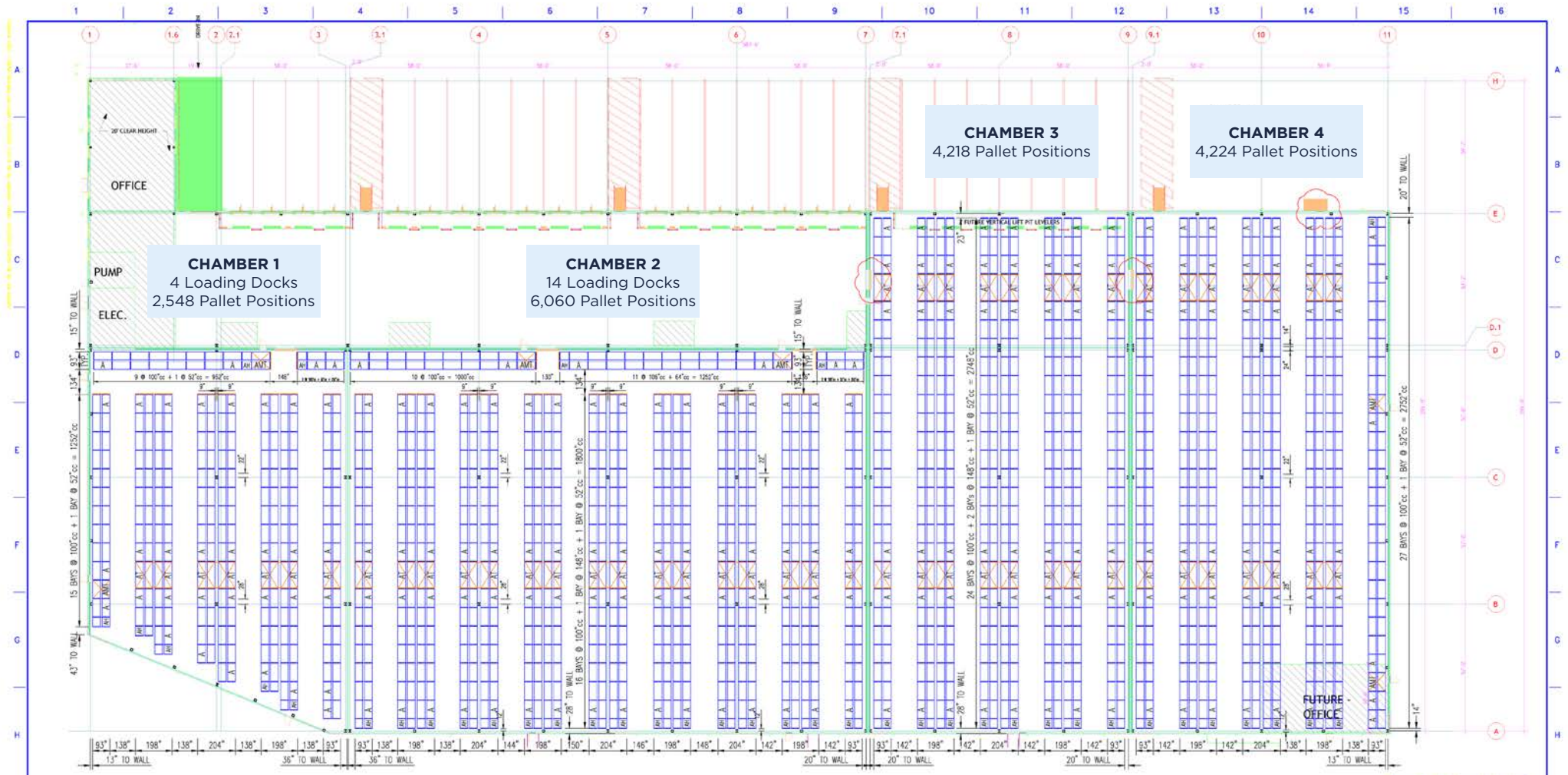
Flexible
fully convertible design



10 year IDA PILOT tax
abatement in-place
(\$0.56 PSF Year 1)



18 loading docks (expandable to 25)
and 1 drive-in door



SAMPLE RACKING

PLAN # 1

Venture Park Cold can accommodate 17,050 pallet positions based on a 2-deep, back-to-back configuration, with 78" openings throughout.



LAYOUT
FULLY CONVERTIBLE



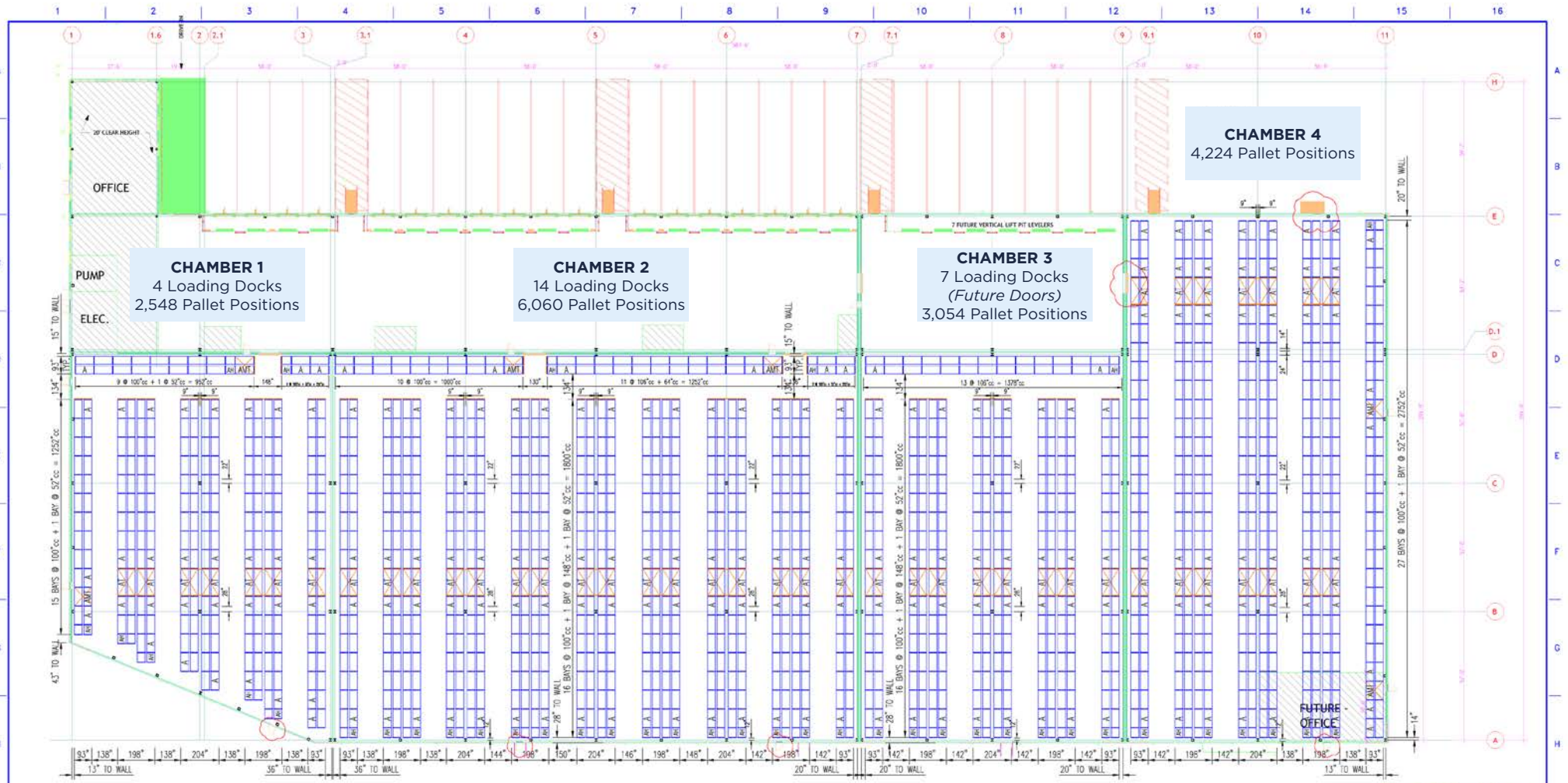
PALLET POSITIONS
17,050 PALLETS



TEMPERATURE RANGES
-10° - 70° FAHRENHEIT



PALLET HEIGHT
@70" - 60% MORE INVENTORY 40' VS 21'



SAMPLE RACKING PLAN # 2

Venture Park Cold can accommodate 15,886 pallet positions based on a 2-deep, back-to-back configuration, with 78" openings throughout.



LAYOUT
**FULLY
CONVERTIBLE**



PALLET POSITIONS
**15,886
PALLET**



TEMPERATURE RANGES
**-10° - 70°
FAHRENHEIT**



PALLET HEIGHT
**@70" - 60% MORE
INVENTORY 40' VS 21'**



LONG ISLAND MARKET

VentureParkCold at 2100 Smithtown Avenue offers immediate access to 11.7 Million of the United States' most wealthy consumers within a 90-minute drive. The property is located less than 1.2 miles from the Long Island Expressway (LIE) for efficient access to JFK International (JFK), LaGuardia Airport (LGA) and New York City and its Borough's. The property has a fully secured 10-year PILOT program from The Town Of Islip's IDA which offers \$0.56/SF real estate taxes.



NASSAU COUNTY
16 MILES



HAMPTONS
27 MILES



NYC
37 MILES

THE WORLD'S LARGEST FOOD DISTRIBUTION CENTER

The Hunts Point Cooperative Market Inc. is a cooperative owned by its member stockholders. The company operates and maintains a facility under a long-term lease with the City of New York in the Hunts Point section of the Bronx for its member shareholders and other tenants, all of which are primarily involved in the process and distribution of meat and meat products in the tri-state area. The facility is the largest of its kind in the world and is the major distribution hub for the New York City metro area. All of the meat plants are USDA inspected facilities. Customers of the market consist of all of the large chain store supermarkets, most of the tri-state areas top restaurants, hotels, and country clubs, as well as large and mom and pop butcher shops up and down the East Coast.

LOCAL & REGIONAL CONNECTIVITY



| CITY | DISTANCE |
|--------------|-----------|
| QUEENS | 38 Miles |
| BRONX | 45 Miles |
| BROOKLYN | 49 Miles |
| MANHATTAN | 50 Miles |
| NEW JERSEY | 100 Miles |
| PHILADELPHIA | 152 Miles |
| BALTIMORE | 210 Miles |
| WASHINGTON | 240 Miles |
| BOSTON | 245 Miles |

| DRIVE DISTANCE | 50 MILES | 100 MILES | 250 MILES |
|--------------------------|--|--|---|
| TOTAL POPULATION | 14,983,325 <i>(4.5% of US Population)</i> | 25,599,079 <i>(7.5% of US Population)</i> | 57,210,417 <i>(17% of US Population)</i> |
| AVERAGE HOUSEHOLD INCOME | \$140,640 | \$140,198 | \$132,644 |
| TOTAL LABOR FORCE | 7,307,621 | 12,868,027 | 29,327,575 |



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Cold Chain