

53 RAMSEY ROAD

SHIRLEY,
NEW YORK

IMMEDIATE ACCESS TO
LONG ISLAND EXPRESSWAY (I-495)

DELIVERING Q4 2024



FOR SALE OR LEASE

39,000 - 78,400 SF · STATE OF THE ART WAREHOUSE

53 RAMSEY ROAD

SHIRLEY,
NEW YORK

OPPORTUNITY OVERVIEW

JLL is excited to offer for SALE OR LEASE 53 Ramsey Road in Shirley, NY – a recently completed new construction project consisting of a 39,000-78,400 SF square foot building on a six-acre lot. The development is conveniently situated right off the Long Island Expressway (I-495) in the heart of Suffolk County, NY. The building is a Class A facility equipped with modern features such as 32’ clear heights, 50’ column spacing and a state-of-the-art ESFR sprinkler system. The property will be delivered with a tax abatement program in effect with taxes commencing at a low \$.16 per square foot. Additional IDA incentives may also be available for this project.

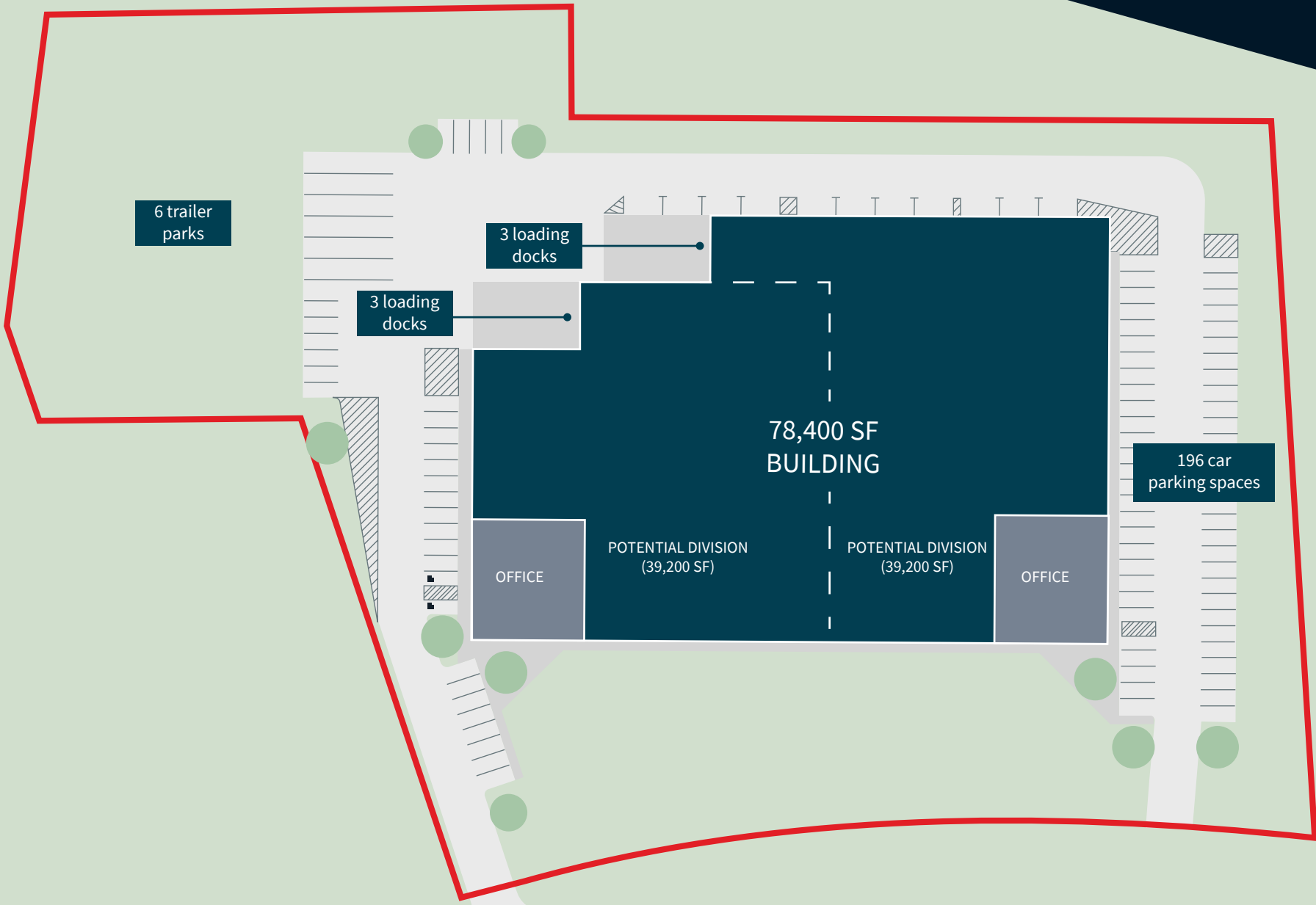
For more information about local Brookhaven IDA Financial Incentives, visit: www.brookhavenida.org



APPROVED TAX ABATEMENT (PILOT) SCHEDULE

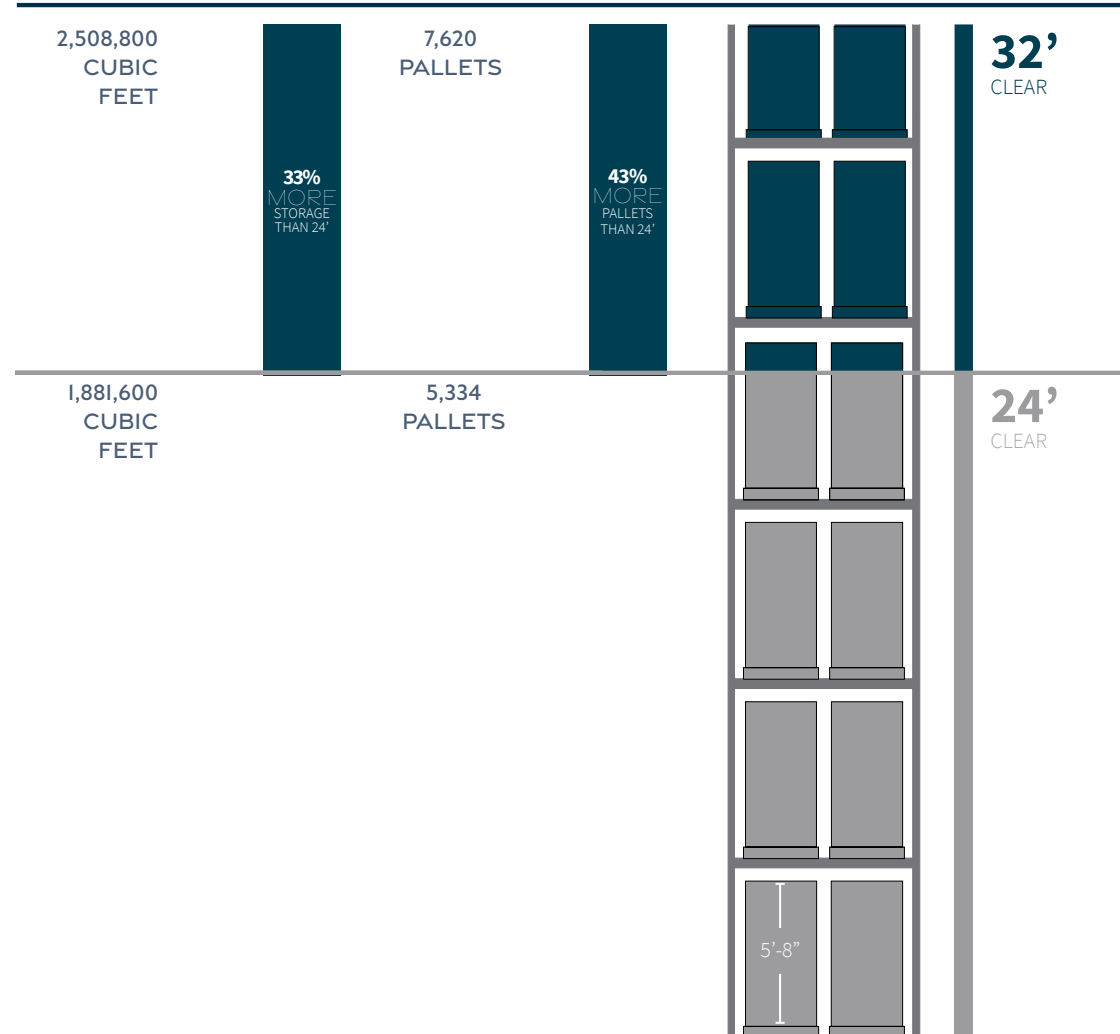
Year	PILOT Payment	Year	PILOT Payment
1	\$12,530 (\$0.16 PSF)	7	\$99,199 (\$1.27 PSF)
2	\$12,781 (\$0.16 PSF)	8	\$121,420 (\$1.55 PSF)
3	\$18,329 (\$0.23 PSF)	9	\$144,490 (\$1.84 PSF)
4	\$37,391 (\$0.48 PSF)	10	\$168,434 (\$2.15 PSF)
5	\$57,208 (\$0.73 PSF)	11	\$193,278 (\$2.47 PSF)
6	\$77,803 (\$0.99 PSF)	12	\$197,143 (\$2.51 PSF)

SITE PLAN



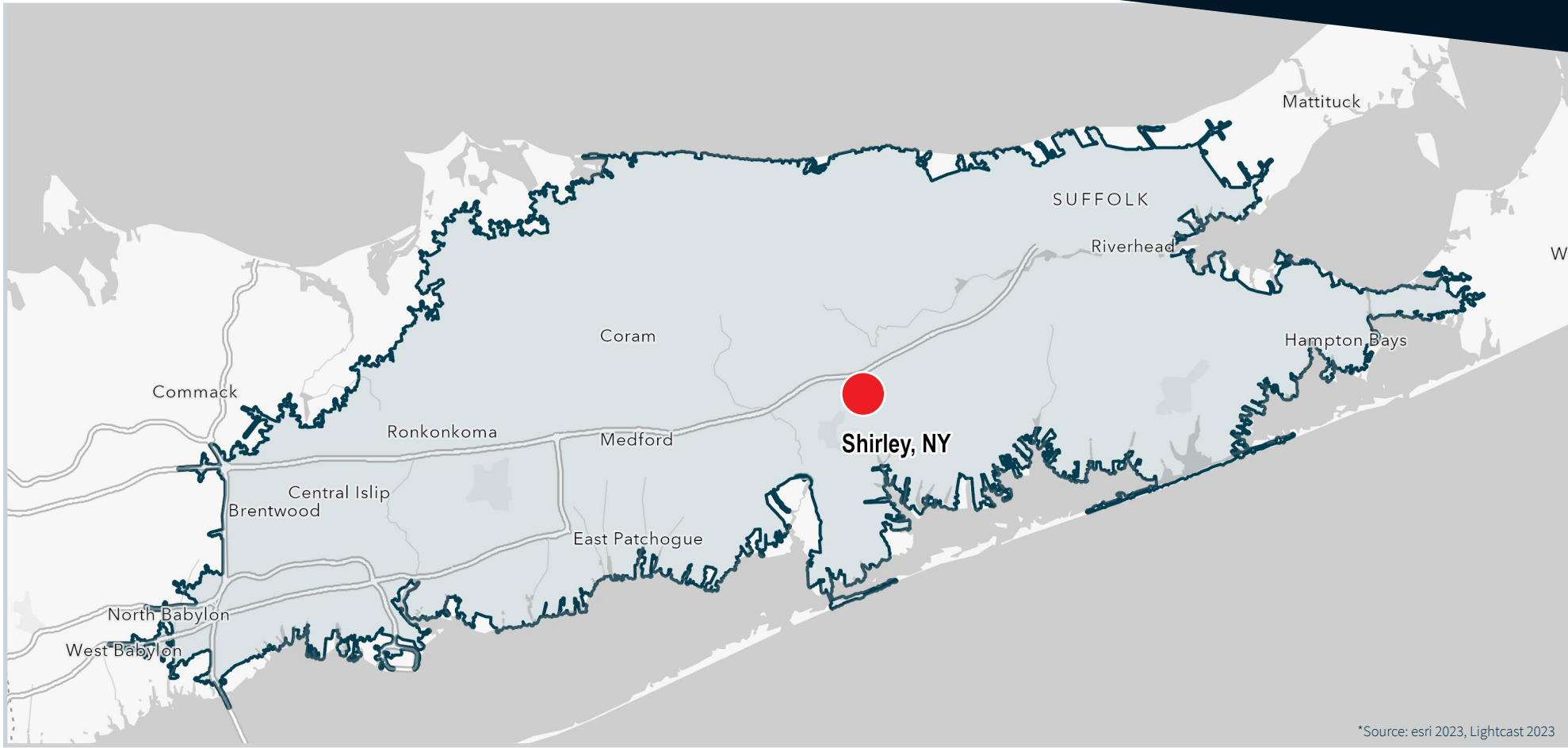
SPECIFICATIONS

Size:	39,000 - 78,400 SF
Office:	To-suit
Dimensions:	240' x 357.5'
Clear Height:	32' clear at lowest point
Column Spacing:	45' x 55'
Loading Docks:	6
Drive-In Doors:	2 (12' x 14') insulated doors
Trailer Parking:	6 stalls
Car Parking:	196 spaces
Sprinklers:	ESFR
Lighting:	LED
Floors:	7" thick 3500 psi poured concrete slab
Electrical:	2,500 amps @ 480V
Heating:	Energy efficient Cambridge heating systems, gas fired
Sewers:	Yes
Additional Features:	<ul style="list-style-type: none">• Freestanding building• Divisible• Full circulation design with ability to secure• Real estate tax abatement in place



30-MINUTE DRIVE TIME STATISTICS

LABOR & POPULATION



*Source: esri 2023, Lightcast 2023



TOTAL POPULATION
904,038



TOTAL LABOR FORCE
480,285



TRANSPORTATION WAREHOUSE WORKERS
31,305



MEDIAN WAREHOUSE RELATED HOURLY WAGE
±\$19.75/hr



MEDIAN HOUSEHOLD INCOME
\$108,919 / YR

CORPORATE NEIGHBORS



NEARBY AMENITIES



#	NAME
1	7-ELEVEN
2	ATM
3	CARLO'S PIZZA SHIRLEY
4	NEW YORK GOLD CENTER
5	ROYAL SUPERMARKET
6	ORIENTAL KITCHENS
7	OKENO SUSHI
8	SHEAR OBSESSION HAIR SALON
9	ATM
10	COLINS DELI
11	H & L GROCERY & DELI
12	SALON NEVAEH
13	RAMSEY DELI
14	SUFFOLK COUNTY POLICE DEPT
15	MOBIL GAS STATION
16	K C CASTLE DAYCARE
17	HEALTHY MEALS DIRECT
18	LA VESPA RESTAURANT
19	WALMART SUPERSTORE
20	HOME2 SUITES BY HILTON
21	THE SHOPPES AT THE BOULEVARD

53 RAMSEY ROAD

SHIRLEY,
NEW YORK



I-495 (LIE) EXIT 68N
0.2 Miles

MACARTHUR AIRPORT
15.6 Miles

J.F.K. AIRPORT
58.4 Miles

**PORT NEWARK/
ELIZABETH**
78.1 Miles

SUNRISE HIGHWAY
4.7 Miles

LAGUARDIA AIRPORT
56.0 Miles

NEWARK AIRPORT
78.0 Miles



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