

# SUFFOLK COUNTY FLEET REPAIR & STORAGE FACILITY

YAPHANK, NEW YORK



**BRT**  
Brookhaven Rail Terminal  
Long Island

10.50 ACRE (DIVISIBLE TO 3.50 ACRES) INDUSTRIAL OUTDOOR STORAGE SITE AVAILABLE

 CUSHMAN &  
WAKEFIELD



**LONG ISLAND EXPRESSWAY**  
(INTERSTATE ROUTE 495)

**EXIT 66**

**ACCESS**  
Two way  
ingress/egress

## PROPERTY OVERVIEW

*Upon Review Of A Proposal - The Landlord Will Entertain Other Divisions Including Site Configuration, Land Size And Building Size.*

### TOTAL ACREAGE

- 10.50 Acres (Divisible To 3.50)

### PROPOSED SITE A

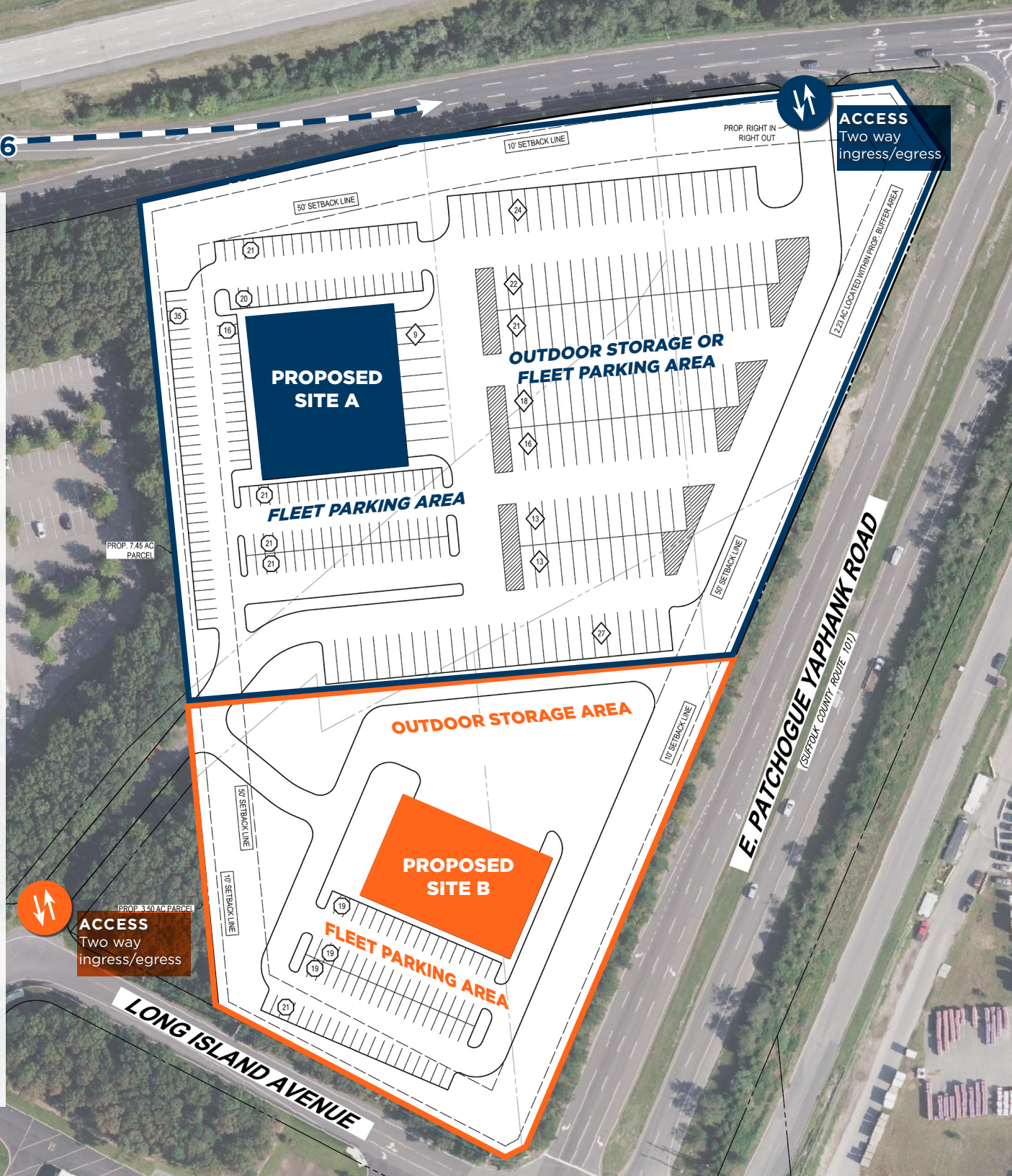
- 20,250 SF Fleet Repair Facility
- 2,000 SF Of Office Space
- 5 - 7 Acres
- 155 Proposed Parking Stalls
- Additional 147 Proposed Fleet Storage Stalls

### PROPOSED SITE B

- 15,000 SF Industrial Facility
- 3.50 - 5.00 Acres
- 72 Proposed Parking Stalls
- 30,000 SF Proposed Outdoor Storage

### IDEAL USES

- Truck, Van, Trailer, & Car Parking
- Fleet Parking - Truck/Trailer/Van/Car
- Dealership Parking/Storage
- Bus Parking
- » Container/Trailer Storage
- Logistics And Last Mile
- Contractor Yard
- Building Supply





# BROOKHAVEN RAIL TERMINAL

## NEARBY LOGISTICS INFRASTRUCTURE

Welcome to **Brookhaven Rail Terminal (BRT)**, the future of safe and sustainable rail freight transportation that is better for the environment than truck transport to and from the Long Island, New York consumer market. With BRT, Long Island businesses and consumers now have increased access to world markets through BRT's connection to the national rail network. Shippers, producers and suppliers have the ability to use BRT to ship and store commodities, providing them with a significant competitive advantage.

## STRATEGIC LOCATION

- The freight carrier on the LIRR is the New York and Atlantic which connects to the national rail network via Fresh Ponds in Glendale, New York.
- Located in Yaphank, New York, BRT is immediately adjacent to the Long Island Rail Road (LIRR) and the Long Island Expressway (I-495) providing direct rail and road access.
- BRT is the first modern era, multi-modal rail freight facility on Long Island to provide rail based shipping, warehousing and logistics solutions.

## FLEET SERVICES

BRT handles construction aggregates, building materials and intermodal Trailer on Flat Car (TOFC) and Container on Flat Car (COFC) transport. Additionally, BRT can provide the following value-added rail terminal operations:

- Logistics Services
- Trans-loading Services
- Management Information
- Maintenance and Repair
- Local Trucking
- Dry and Refrigerated Warehousing
- Container Freight Stations/Container Yard (CFS/ CY)
- Distribution Services





# SUFFOLK COUNTY FLEET REPAIR & STORAGE FACILITY

## LOCATION & PROXIMITY



**FOR MORE INFORMATION, CONTACT:**

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