



LINCOLN LOGISTICS
84 | 684
CROSSINGS

618,000 TOTAL SF
DIVISIBLE



201 PUGSLEY ROAD
120 Loading docks
3 Drive-in Doors

3 MILES from THE INTERSECTION of ROUTES 84 and 684
THE GATEWAY OF THE NORTHEAST

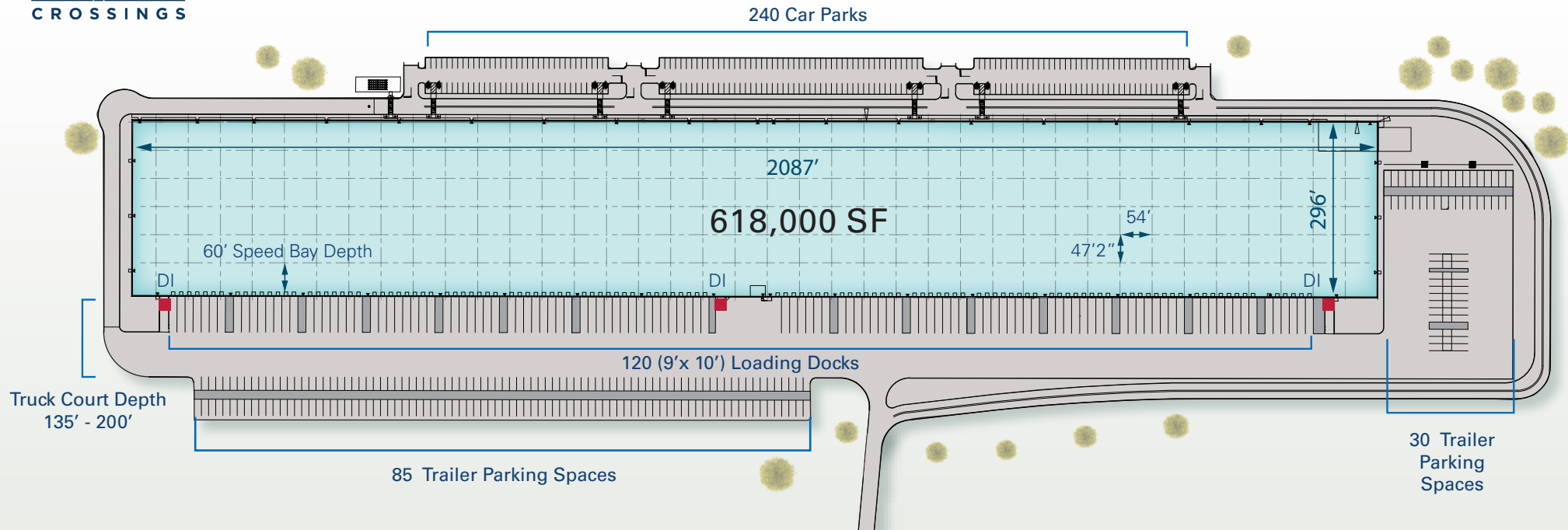
201 PUGSLEY ROAD
BREWSTER, NY

NEWMARK

A Development By:



Lincoln Equities Group, LLC

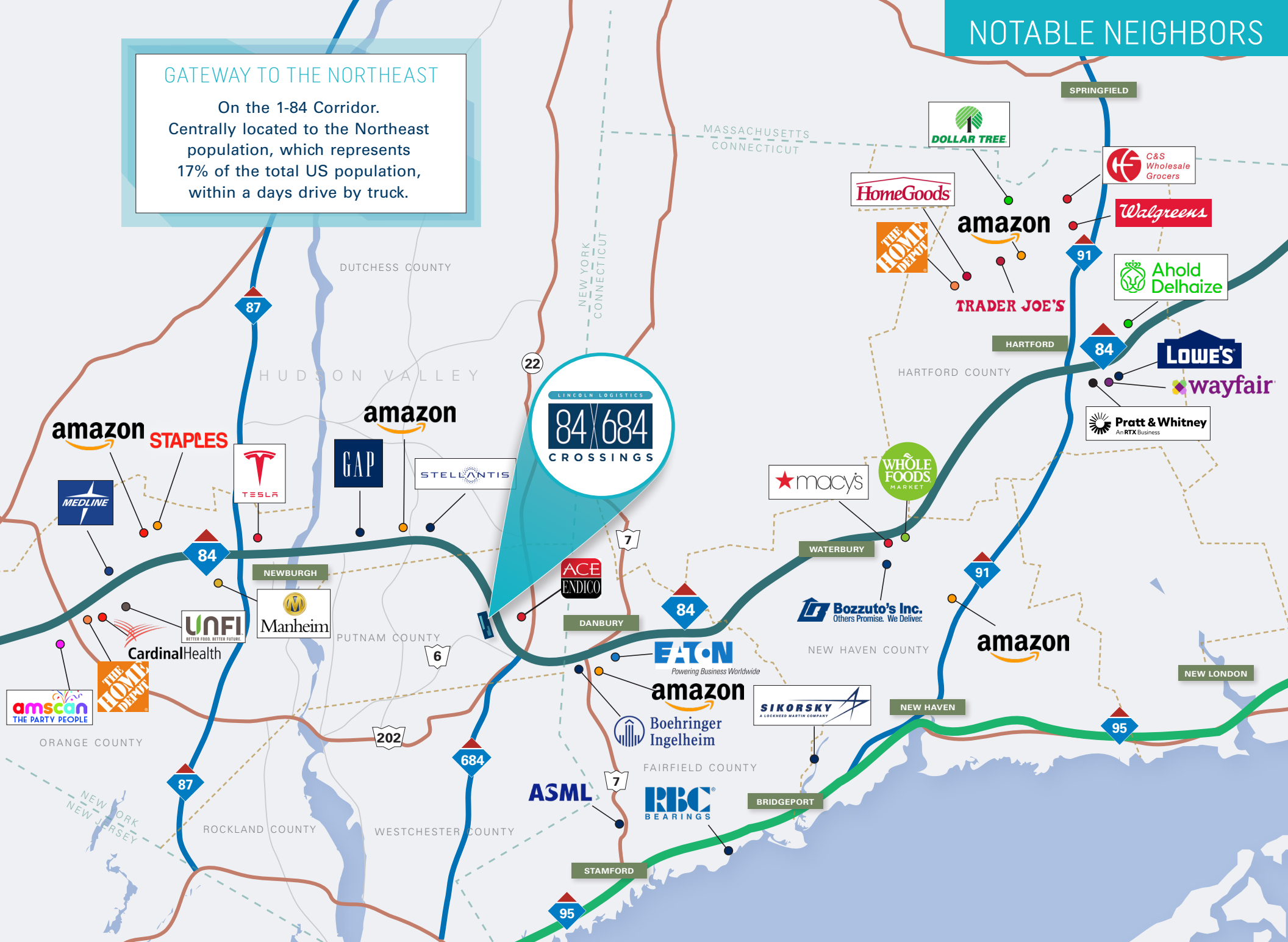


BUILDING SPECIFICATIONS

- Total RBA: 618,000 SF (divisible)
- Office: Built to Suit
- Ceiling Height: 40'
- Sprinkler: ESFR
- Lighting: Motion activated LED
- HVAC: Suspended Gas Fired Units
- Column Spacing: 54' w x 47'2' d
- Speed Bay: 60'
- 7' concrete slab on grade, unreinforced over 6' compacted fill
- Loading Docks: 120 Fully equipped (9'x10')
- Drive-in Doors: 3 (12'x14')
- Car Parking: 240 Striped (expandable to 271)
- Trailer Parking: 115
- Truck Court Depth: 135' – 200'
- Apron: 60' with additionally dolly pads for trailer parking
- Power: 2500KVA, 3000 amps, 277/480v, 3-phase, 4 wire
- Roof: White TPO
- Construction: Concrete Tilt-Up, steel truss and deck

GATEWAY TO THE NORTHEAST

On the 1-84 Corridor.
Centrally located to the Northeast
population, which represents
17% of the total US population,
within a days drive by truck.

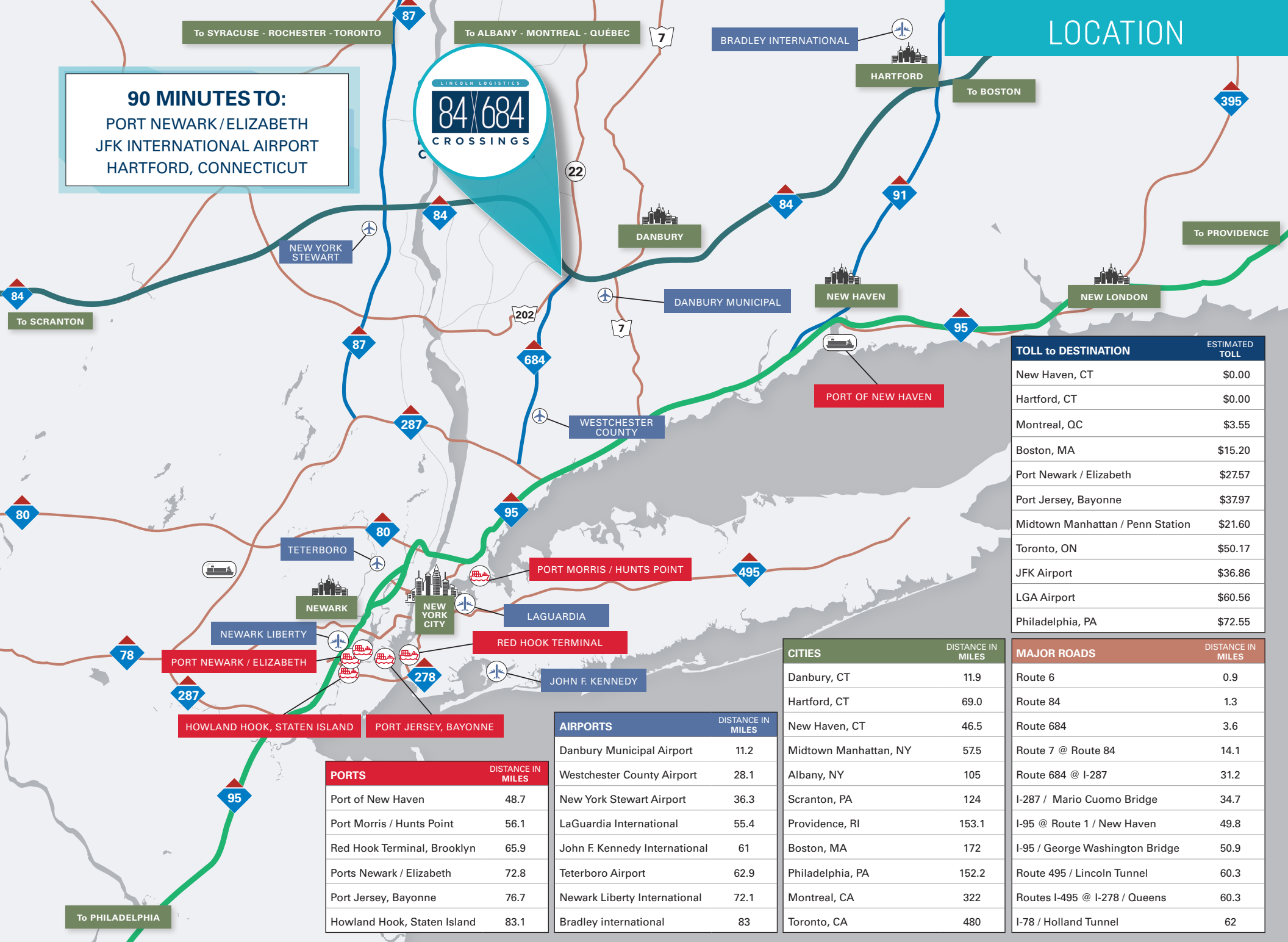


LOCATION

90 MINUTES TO:

PORT NEWARK / ELIZABETH
JFK INTERNATIONAL AIRPORT
HARTFORD, CONNECTICUT

LINCOLN LOGISTICS
84 684
CROSSINGS



TOLL to DESTINATION	ESTIMATED TOLL
New Haven, CT	\$0.00
Hartford, CT	\$0.00
Montreal, QC	\$3.55
Boston, MA	\$15.20
Port Newark / Elizabeth	\$27.57
Port Jersey, Bayonne	\$37.97
Midtown Manhattan / Penn Station	\$21.60
Toronto, ON	\$50.17
JFK Airport	\$36.86
LGA Airport	\$60.56
Philadelphia, PA	\$72.55

CITIES	DISTANCE IN MILES
Danbury, CT	11.9
Hartford, CT	69.0
New Haven, CT	46.5
Midtown Manhattan, NY	57.5
Albany, NY	105
Scranton, PA	124
Providence, RI	153.1
Boston, MA	172
Philadelphia, PA	152.2
Montreal, CA	322
Toronto, CA	480

MAJOR ROADS	DISTANCE IN MILES
Route 6	0.9
Route 84	1.3
Route 684	3.6
Route 7 @ Route 84	14.1
Route 684 @ I-287	31.2
I-287 / Mario Cuomo Bridge	34.7
I-95 @ Route 1 / New Haven	49.8
I-95 / George Washington Bridge	50.9
Route 495 / Lincoln Tunnel	60.3
Routes I-495 @ I-278 / Queens	60.3
I-78 / Holland Tunnel	62

PORTS	DISTANCE IN MILES
Port of New Haven	48.7
Port Morris / Hunts Point	56.1
Red Hook Terminal, Brooklyn	65.9
Ports Newark / Elizabeth	72.8
Port Jersey, Bayonne	76.7
Howland Hook, Staten Island	83.1

AIRPORTS	DISTANCE IN MILES
Danbury Municipal Airport	11.2
Westchester County Airport	28.1
New York Stewart Airport	36.3
LaGuardia International	55.4
John F. Kennedy International	61
Teterboro Airport	62.9
Newark Liberty International	72.1
Bradley international	83

LOCAL MAP



ROUTE I-84 ACCESS

3 minutes / 1.1 miles drive



TO + FROM I-84 EAST

TO + FROM I-84 WEST

METRO NORTH RAIL LINE

SOUTHEAST RAIL STATION

4 minutes / 1.4 miles drive to / from the site

BREWSTER RAIL STATION

6 minutes / 2.4 miles drive to / from the site

PUTNAM AREA RAPID TRANSIT (PART)

3 LOCAL BUS STOP

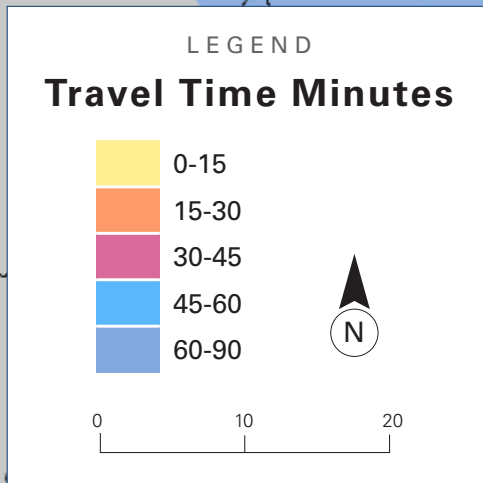
2 minutes / .8 mile drive to / from the site

DANBURY MUNICIPAL AIRPORT

VIA ROUTE I-84 EAST

22 minutes / 12.6 miles from the site

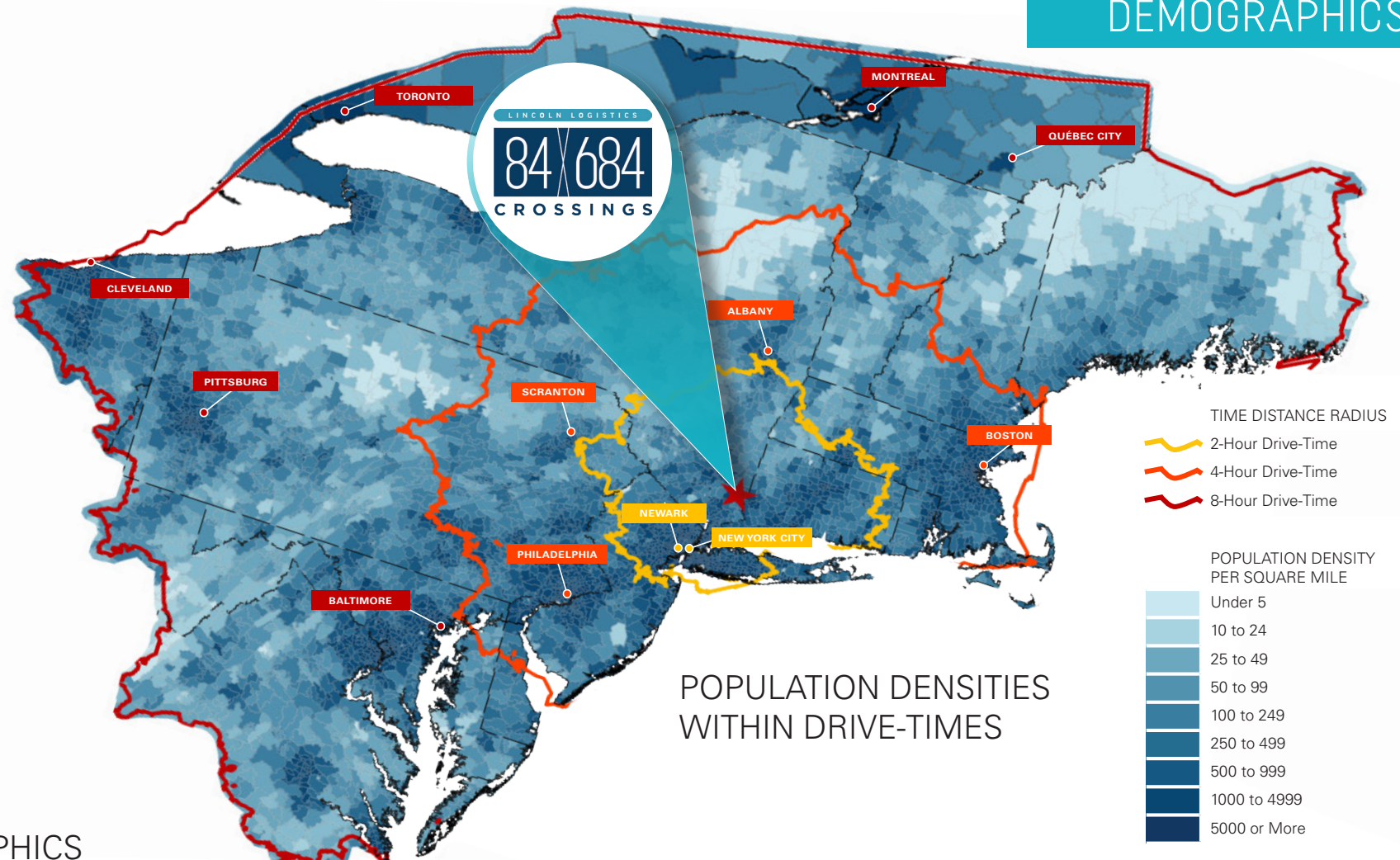




EXPLORE THE INTERACTIVE MAP

SCAN QR CODE

FOR INFORMATION ON LOCAL TENANTS, TOLLS, AND KEY DISTANCES



DEMOGRAPHICS

Employment Data	TRAVEL TIME RADIUS TO / FROM PROPERTY		
	30 Minutes	60 Minutes	90 Minutes
Total Employees	222,191	2,074,155	7,362,371
Blue Collar Workforce	32,662	331,865	1,170,617
Transportation/Material Moving Occupations	9,999	122,375	478,554
Production Occupations	5,777	64,299	242,958
Administrative Support Occupations	19,331	205,341	728,875

Population / Income	TRAVEL TIME RADIUS TO / FROM PROPERTY		
	30 Minutes	60 Minutes	90 Minutes
2023 Total Population	428,251	4,250,388	14,936,217
2028 Total Projected Population	423,100	4,250,570	14,898,879
2023 Median Age	44	40	38
2023 Median Household Income	\$116,027	\$86,996	\$81,762
2028 Projected Median Household Income	\$130,246	\$99,138	\$92,143



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NEWMARK

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