

CROSSWAYS

LOGISTICS CENTER

1 MEDIA CROSSWAYS | WOODBURY, NEW YORK

104,544 SF REMAINING

DIVISIONS 35,000 SF | 50,000 SF | 65,000 SF



104,544 SF
AVAILABLE

 RIVIAN



LESS THAN 1 MILE
FROM L.I.E.



FLEET & TRAILER
PARKING



DIVISIONS AVAILABLE
(PAGE 3)

SITE PLAN

AVAILABLE



0.80 MILES
TO EXIT 44



Building Specifications

Available Size: 104,544 SF

See division plans (Page 3)

Office Space: Up to 30%

Acreage: ± 9.00 Acres

Loading: 27 Docks, 1 Drive-In

Trailer Parking: 18

Car Parking: 117 spaces
+ 43 landbanked

Clear Height: 36'

Column spacing: 54' x 50'

Sprinklers: ESFR

Speed Bays: 54' x 60'

IDA PILOT

Taxes: \$3.16 PSF '24/'25

Outdoor storage of *registered* commercial vehicles is a permitted principal use in the LI District. Section 246-7.7

DIVISION OPTIONS

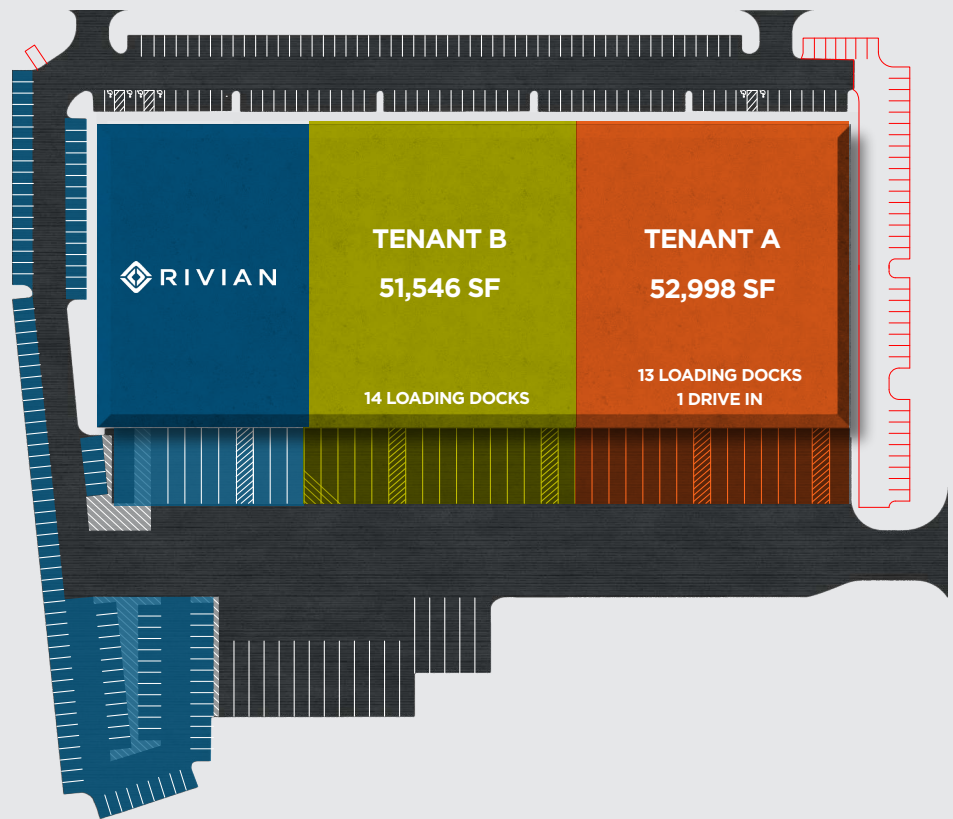
OPTION 1

Tenant A:

52,998 SF
13 Loading Docks
1 Drive-In

Tenant B:

51,546 SF
14 Loading Docks



OPTION 2

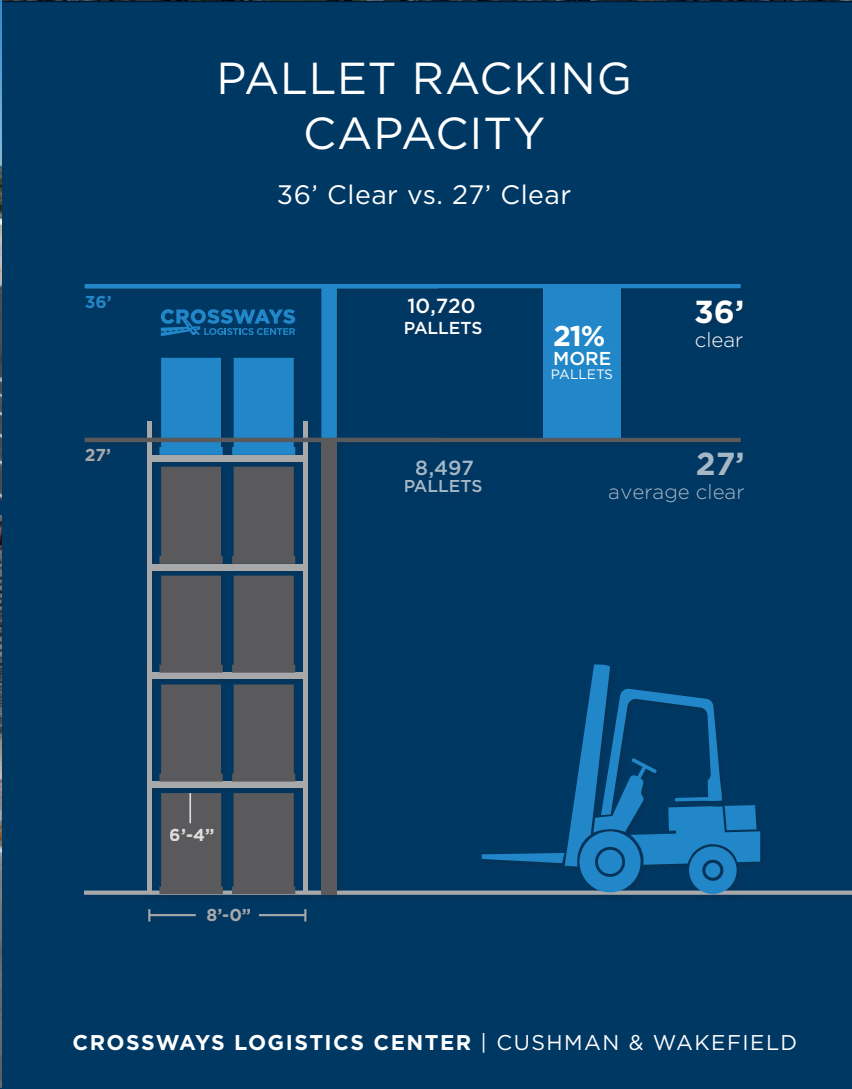
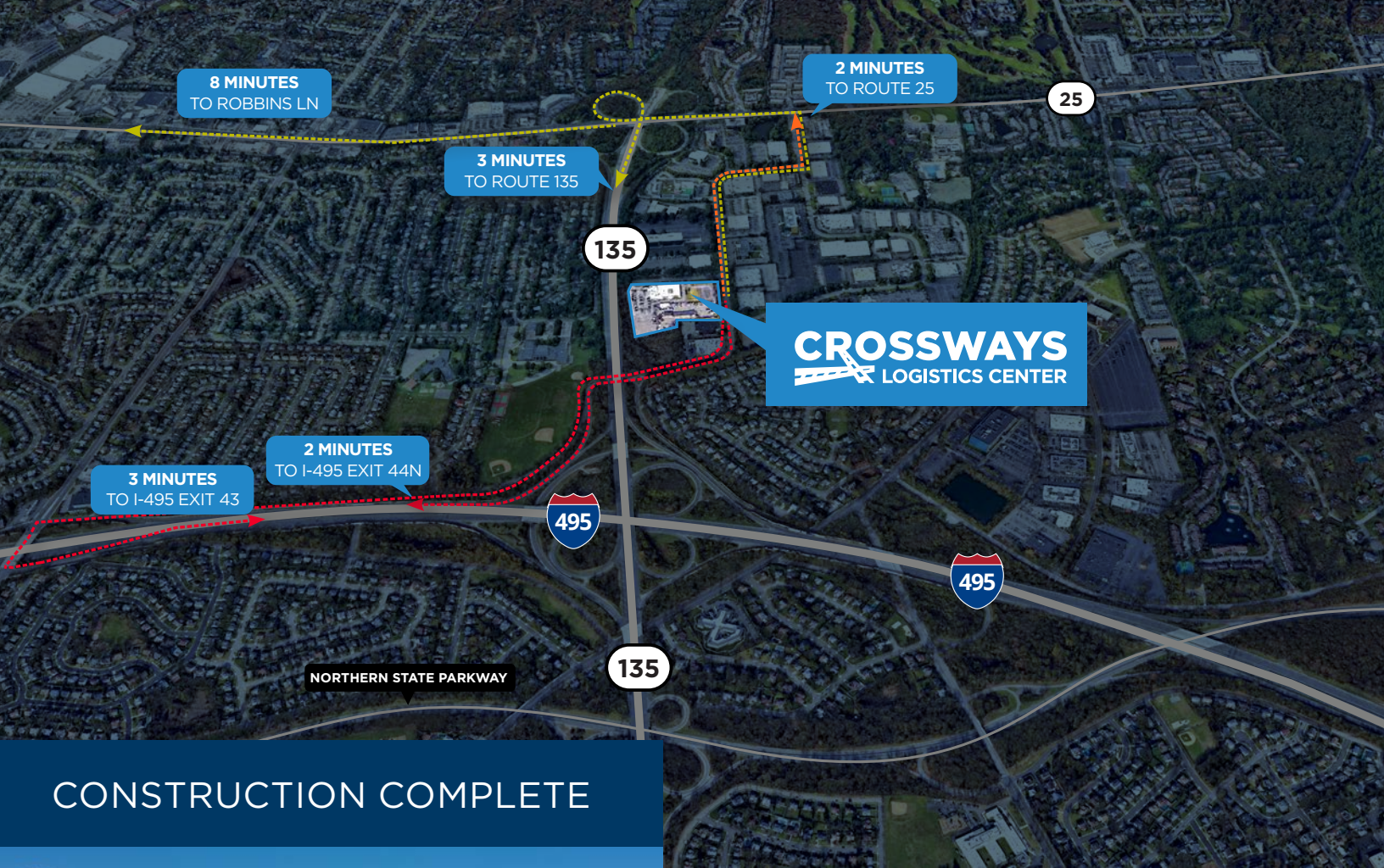
Tenant A:

66,066 SF
16 Loading Docks
1 Drive-In

Tenant B:

38,478 SF
11 Loading Docks





EXCELLENT HIGHWAY CONNECTIVITY

At the crossroads of I-495 and Route 135, this property location in Woodbury, NY benefits from close proximity to the New Jersey and New York markets.

Throgs Neck Bridge	19.6 mi
LaGuardia Airport	23 mi
JFK Airport	25.4 mi
George Washington Bridge	28.9 mi
Queens Midtown Tunnel	29.3 mi
Lincoln Tunnel	33.3 mi
Verrazano-Narrows Bridge	38.6 mi
Port Newark/Elizabeth	44.7 mi



Location Highlights:

22 minutes or 16 Miles
to Queens / Nassau
County Line.

Immediate proximity to
the large populations
of Brooklyn, Queens
and Nassau

Less than an hour from
New Jersey Meadowlands
and Port Newark

- Suffolk County
- Nassau County
- Queens
- Brooklyn



[CROSSWAYSLOGISTICSCENTER.COM](https://crosswayslogisticscenter.com)

CONTACT US

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**ROCKEFELLER
GROUP**



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