

BROOKHAVEN

LOGISTICS CENTER

Three Buildings
Totaling:

±550,000 SF

Immediate Occupancy
Divisions Available

1001 Express
Drive North

Yaphank, NY 11980



NEWMARK

WILDFLOWER LTD



BUILDING A
203,548 SF

BUILDING B
176,670 SF

BUILDING C
169,724 SF

PARKING:
608 Stalls (12 Landbanked)

Long Island Expressway



Brookhaven Logistics Center offers a newly constructed Industrial Park featuring three industrial buildings totaling approximately 550,000 SF on 71 Acres.

Divisions of **30,000+ SF** are available.

5.25 acres are available to be utilized for outdoor storage, ideal for fleet/trailer parking or equipment/material storage.

12 Year Property Tax Abatement (PILOT) from the town of Brookhaven Industrial Development Agency.

SITE OVERVIEW

Build- ing	Total Square Footage (SF)	Office Square Footage	Dock Doors	Drive-In Doors	Clear Height	Column Spacing	Car Parking	Trailer Parking	Truck Yard Depth
A	203,548	BTS	36	4	36'	60' x 60'	263	36	140'
B	176,670	BTS	30	3	36'	60' x 60'	259	30	140'
C	169,724	BTS	29	3	36'	60' x 60'	245	29	140'

BUILDING A

Total SF
203,548

Office SF
BTS up to 5%

Divisions
30,000 SF +

Docks Doors
36

Drive-In Doors
4

Clear Height
36'

Sprinklers
ESFR

Column Spacing
60' x 60'

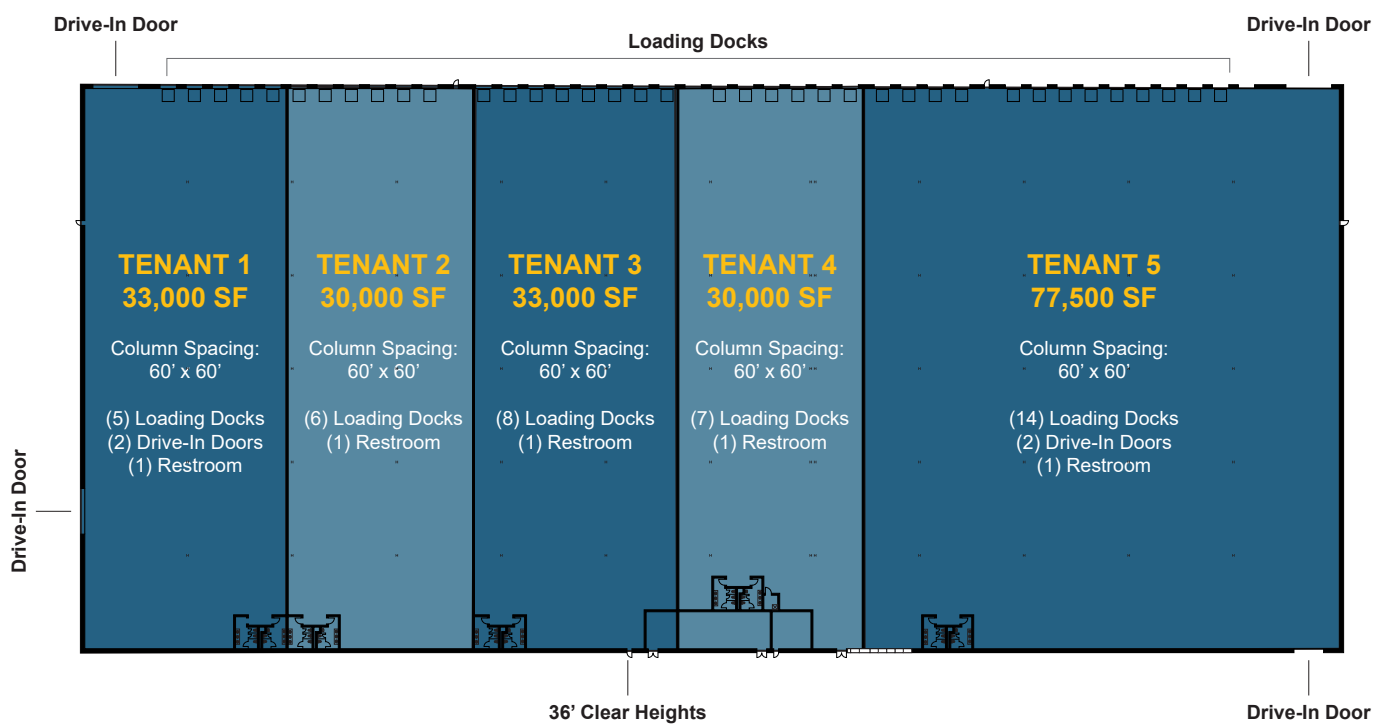
Power
Two (2) 2,500 AMP 480/277 VOLT 3-Phase

Car Parking
263

Trailer Parking
36

Truck Yard Depth
140'

POTENTIAL DIVISIONS



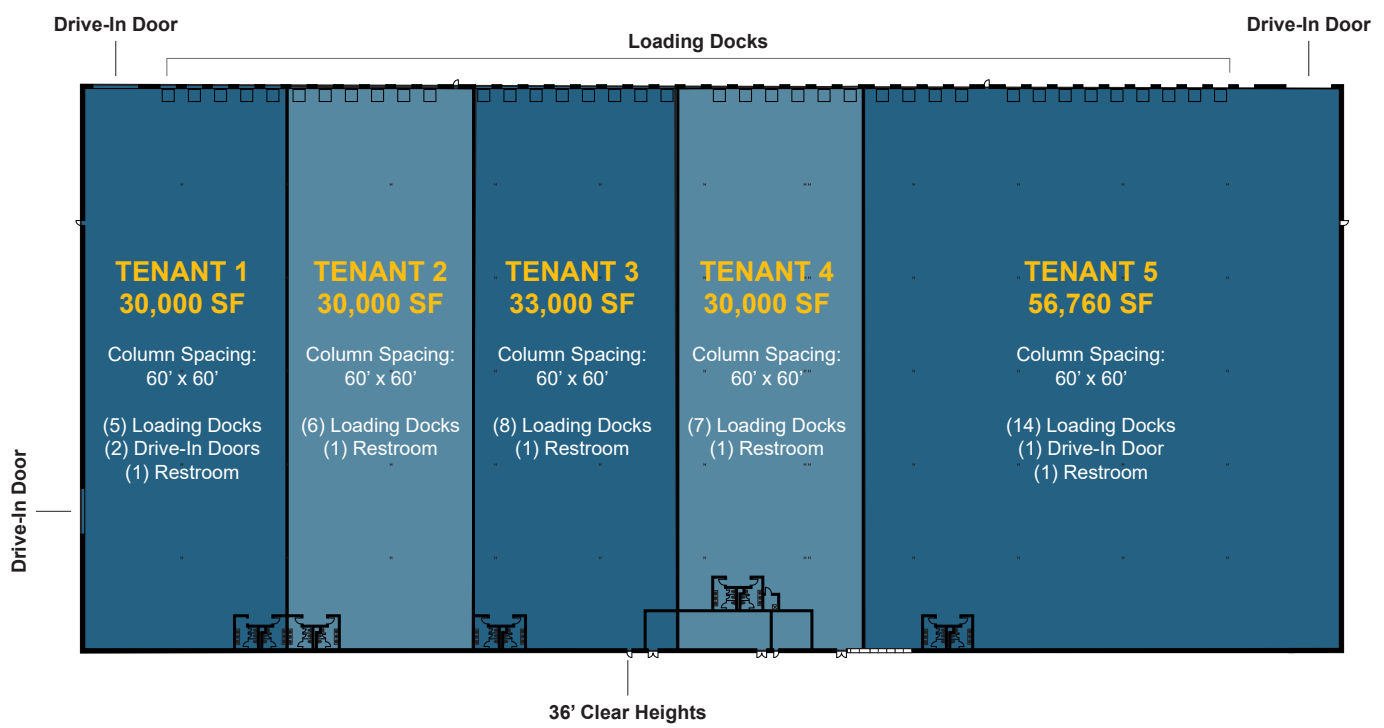
HIGHLIGHTS

- Divisions available: 30,000+ SF
- 16 EV-Ready Parking Stalls
- On the LIE service road
- 36' clear ceiling height
- Energy efficient LED lighting

BUILDING B

- Total SF
176,670 SF
- Office SF
BTS up to 5%
- Divisions
30,000 SF +
- Docks Doors
30
- Drive-In Doors
3
- Clear Height
36'
- Sprinklers
ESFR
- Column Spacing
60' x 60'
- Power
Two (2) 2,500 AMP 480/277 VOLT 3-Phase
- Car Parking
259
- Trailer Parking
30
- Truck Yard Depth
140'

POTENTIAL DIVISIONS

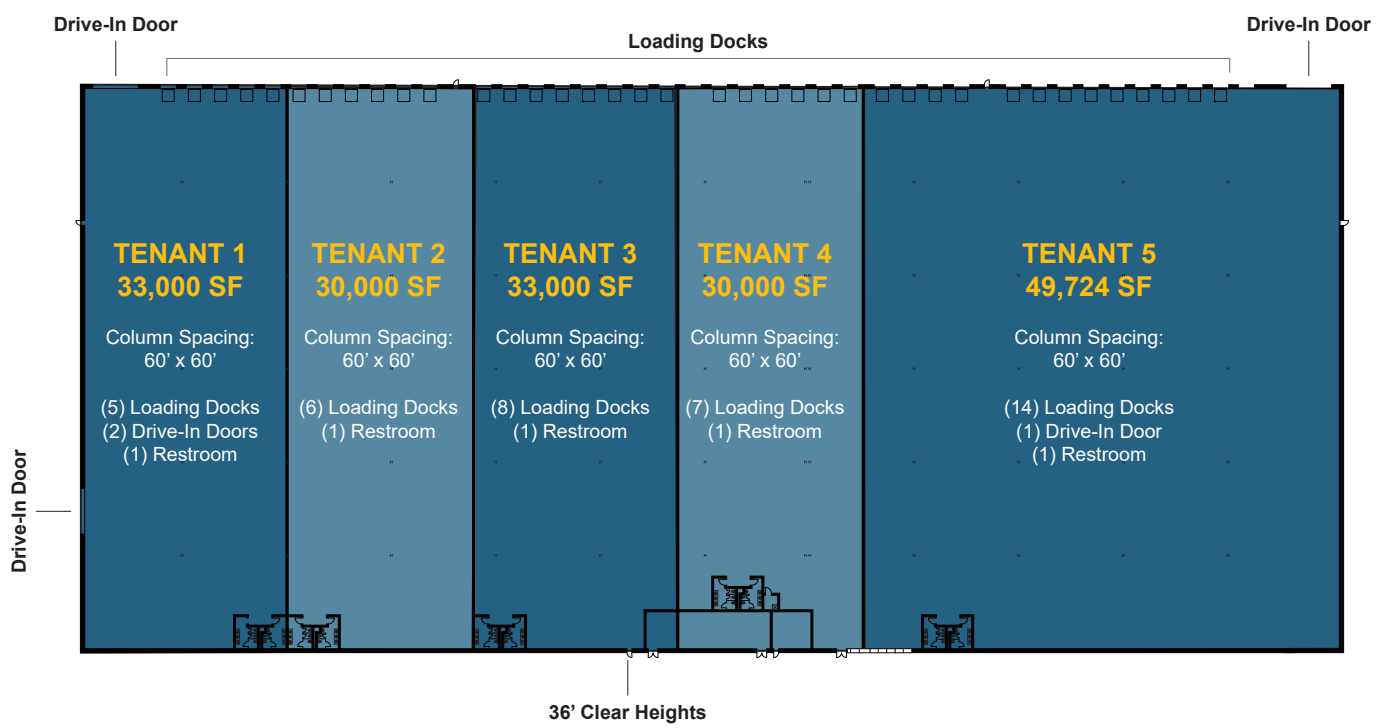


HIGHLIGHTS

- Divisions available: 30,000+ SF
- 14 EV-Ready Parking Stalls
- On the LIE service road
- 36' clear ceiling height
- Energy efficient LED lighting

BUILDING C

POTENTIAL DIVISIONS



- Total SF
169,724 SF
- Office SF
BTS up to 5%
- Divisions
30,000 SF +
- Docks Doors
29
- Drive-In Doors
3
- Clear Height
36'
- Sprinklers
ESFR
- Column Spacing
60' x 60'
- Power
Two (2) 2,500 AMP 480/277 VOLT 3-Phase
- Car Parking
245
- Trailer Parking
29
- Truck Yard Depth
140'



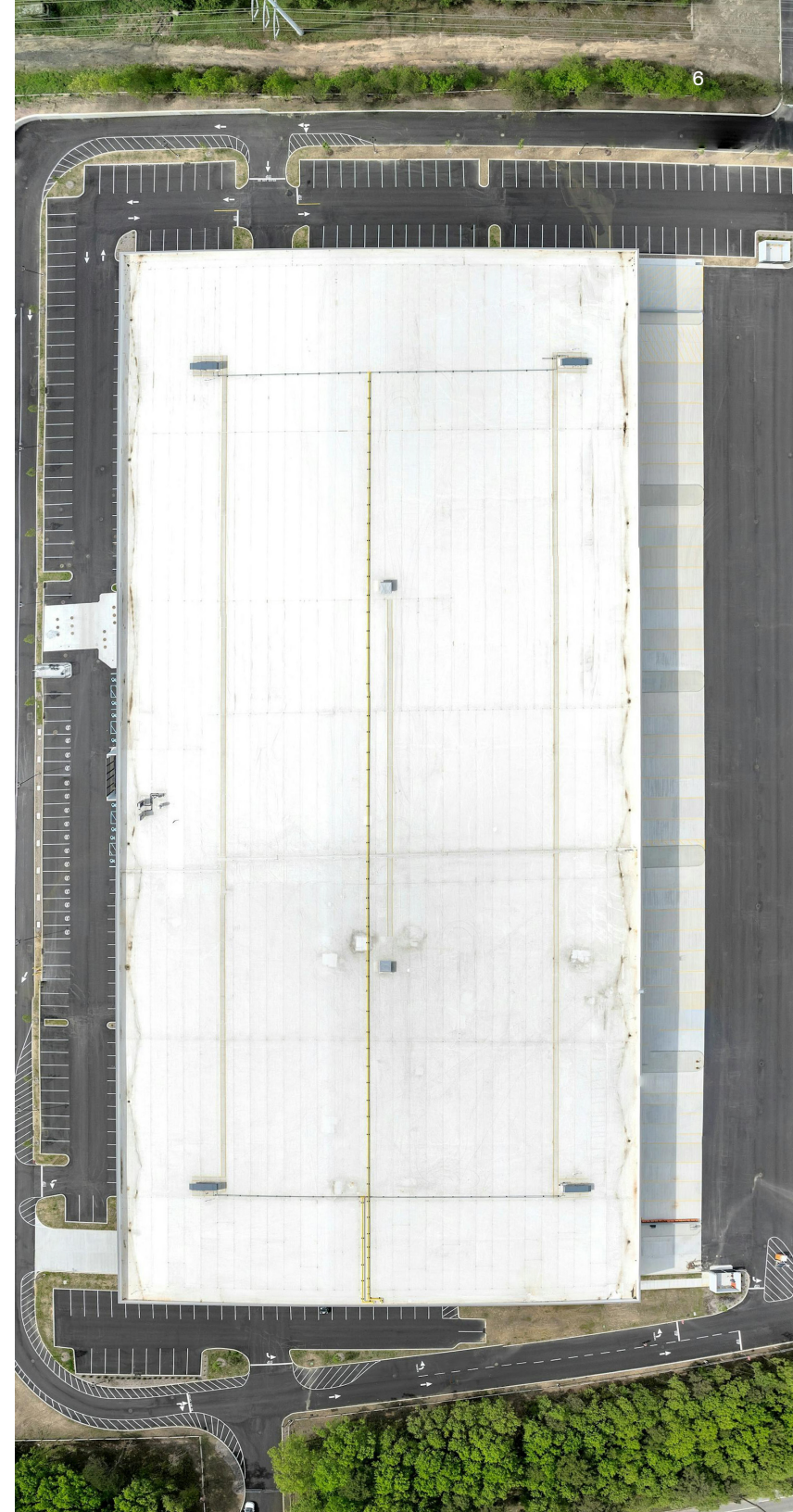
HIGHLIGHTS

- Divisions available: 30,000+ SF
- 14 EV-Ready Parking Stalls
- On the LIE service road
- 36' clear ceiling height
- Energy efficient LED lighting

PILOT PLAN

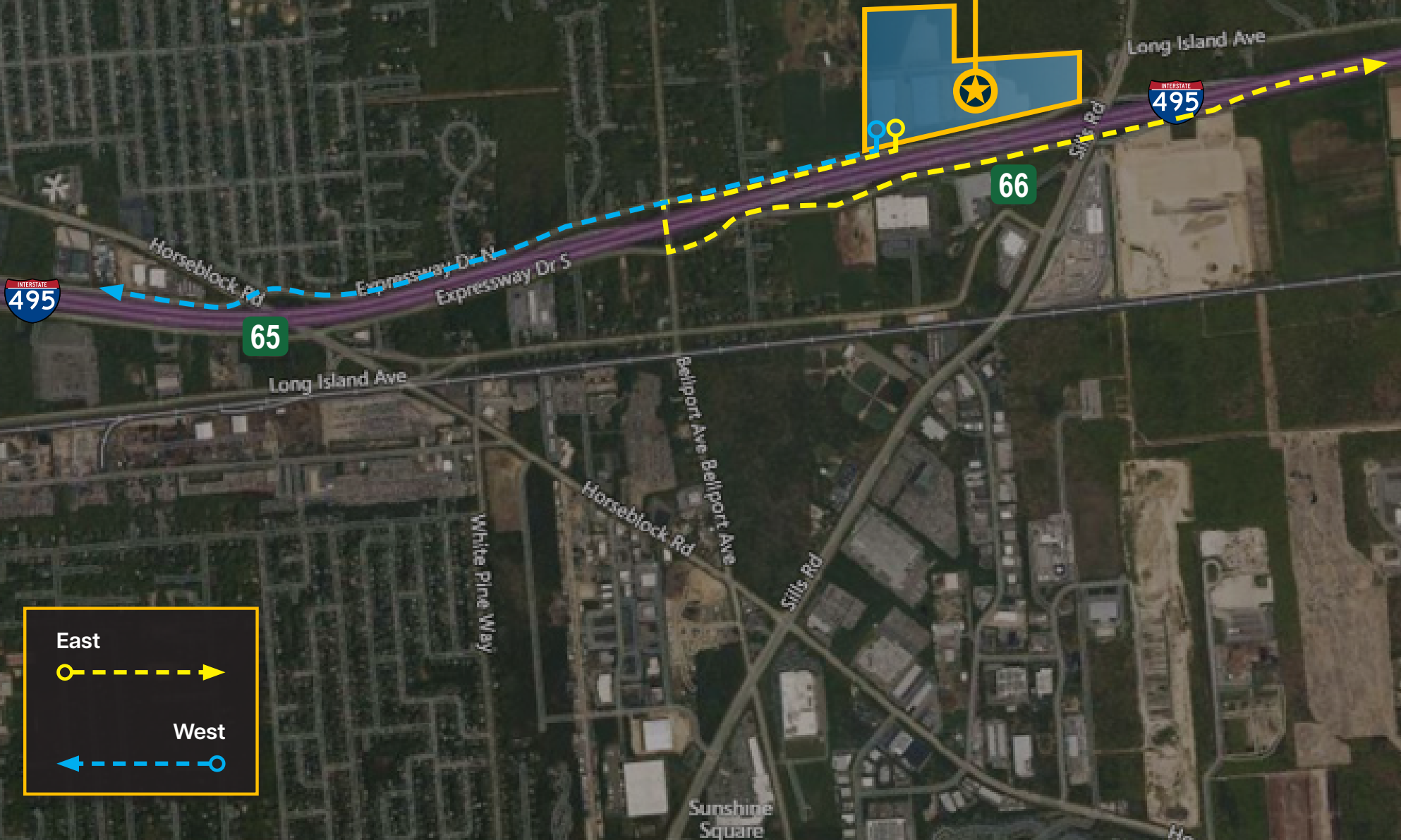
YEAR	PILOT PSF	PILOT (Annual)
1	\$0.0735	\$40,448
2	\$0.0750	\$41,257
3	\$0.32	\$177,188
4	\$0.66	\$361,463
5	\$1.01	\$553,039
6	\$1.37	\$752,132
7	\$1.74	\$958,969
8	\$2.13	\$1,173,778
9	\$2.54	\$1,396,795
10	\$2.96	\$1,628,265
11	\$3.40	\$1,868,433
12	\$3.85	\$2,117,558

* The Real Estate PSF tax calculation will be based upon actual square footage occupied

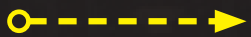


BROOKHAVEN LOGISTICS CENTER

1001 EXPRESS DRIVE N



East



West





BROOKHAVEN
LOGISTICS CENTER
1001 EXPRESS DRIVE N

HAUPPAUGE INDUSTRIAL PARK

RONKONKOMA & BOHEMIA INDUSTRIAL PARKS

YAPHANK & MEDFORD INDUSTRIAL PARKS

RIVERHEAD

NASSAU / SUFFOLK BORDER

TRAVEL DISTANCE (MILES)

Yaphank and Medford	2
Riverhead	15
Ronkonkoma / Bohemia	10
Hauppauge Industrial Park	15

BROOKHAVEN

LOGISTICS CENTER

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