

LINCOLN LOGISTICS

84 | 684

CROSSINGS



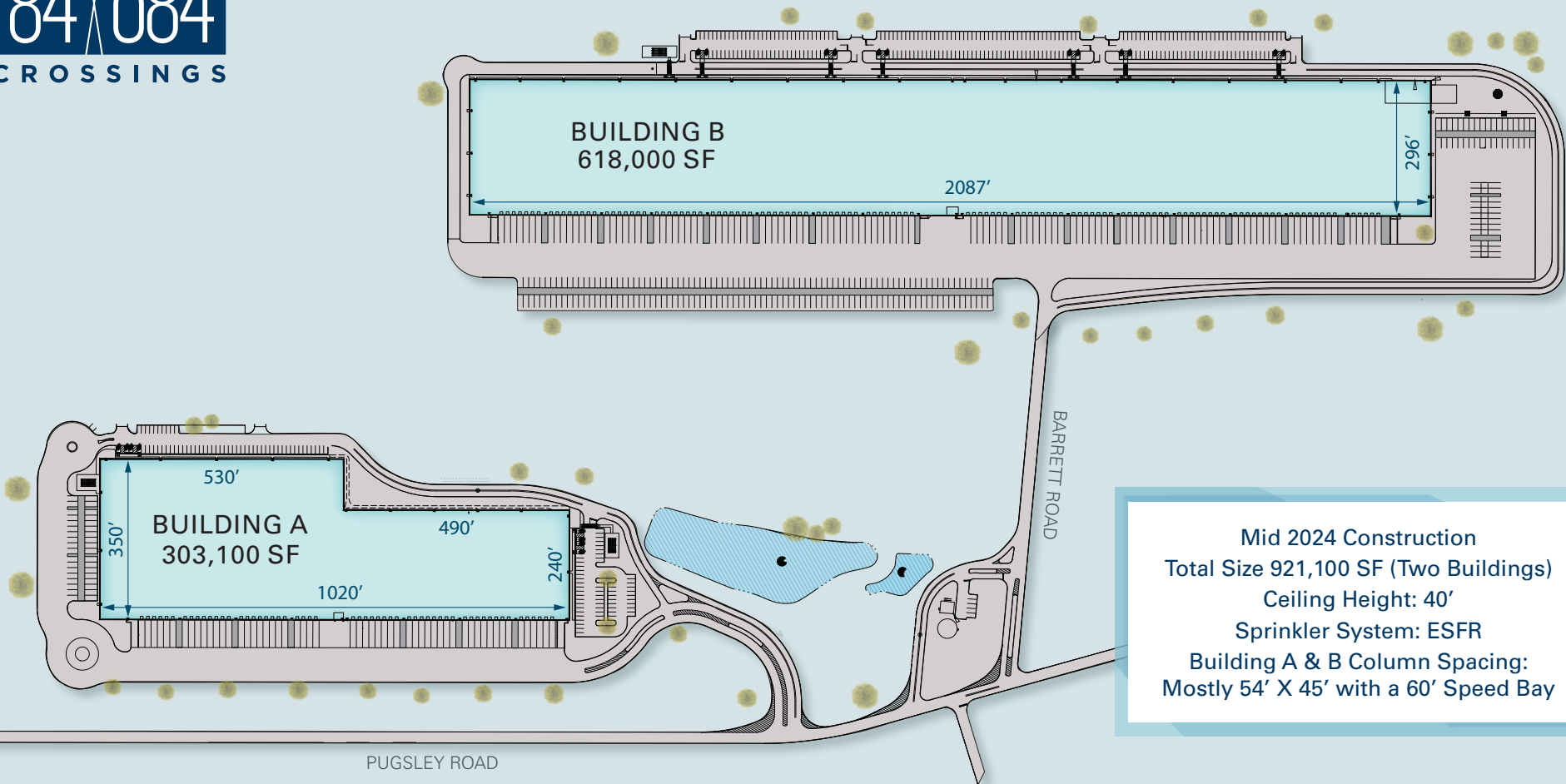
GATEWAY TO
THE NORTHEAST

2
BUILDINGS

921,100 TOTAL SF
AVAILABLE

DIVISIBLE
TO 100,000 SF

NEWMARK



Mid 2024 Construction
 Total Size 921,100 SF (Two Buildings)
 Ceiling Height: 40'
 Sprinkler System: ESFR
 Building A & B Column Spacing:
 Mostly 54' X 45' with a 60' Speed Bay

BUILDING A – 303,100 SF

- 2,000 SF Offices (expandable)
- 56 Loading docks
- 135' Truck court depth
- 3,000 Amps electric
- 119 Car parks
- 131 Additional landbanked car parks
- 18 Trailer parks
- 2 Drive-in doors

BUILDING B – 618,000 SF

- 2,000 SF Offices (expandable)
- 240 Car parks
- 120 Loading docks
- 115 Trailer parks
- 135' - 200' Truck court depths
- 271 Additional landbanked car parks
- 4,000 Amps electric
- 115 Trailer parks



BUILDING A – 303,100 SF

BUILDING B – 618,000 SF



DISTRIBUTION CORRIDOR





GATEWAY TO THE NORTHEAST

Centrally Located Between
The New Jersey Ports and the
Growing Industrial I-84 Corridor





LOCATION

90 MINUTES TO:
 PORT NEWARK / ELIZABETH
 JFK INTERNATIONAL AIRPORT
 HARTFORD, CONNECTICUT



TOLL to DESTINATION	ESTIMATED TOLL
New Haven, CT	\$0.00
Hartford, CT	\$0.00
Montreal, QC	\$1.28
Boston, MA	\$15.20
Port Newark / Elizabeth	\$22.60
Port Jersey, Bayonne	\$32.70
Midtown Manhattan / Penn Station	\$36.00
Toronto, ON	\$54.78
JFK Airport	\$60.56
LGA Airport	\$60.56
Philadelphia, PA	\$105.40

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

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



This location is served by the **METRO-NORTH HARLEM LINE** giving the diverse population of NYC, Westchester, and Fairfield Counties access to the area.

#3 LOCAL BUS STOP .04 miles away
NEW FAIRFIELD- SOUTHEAST SHUTTLE

SOUTHEAST RAIL STATION
4 minute / 1.4 mile drive to / from the site

BREWSTER RAIL STATION
6 minute / 2.4 mile drive to / from the site



- Wassaic
- Tenmile River
- Dover Plains
- Harlem Valley-Wingdale
- Appalachian Trail
- Pawling
- Patterson
- **Southeast**
- **Brewster**
- Croton Falls
- Purdy's
- Goldens Bridge
- Katonah
- Bedford Hills
- Mount Kisco
- Chappaqua
- Pleasantville
- Hawthorne
- Mount Pleasant
- Valhalla
- North White Plains
- White Plains
- Hartsdale
- Scarsdale
- Crestwood
- Tuckahoe
- Bronxville
- Fleetwood
- Mount Vernon West
- Wakefield
- Woodlawn
- Williams Bridge
- Botanical Garden
- Fordham
- Tremont
- Melrose
- Port Morris Connection
- Hudson
- Yankees Stadium
- East 153rd Street
- Harlem 125th Street
- Grand Central Station

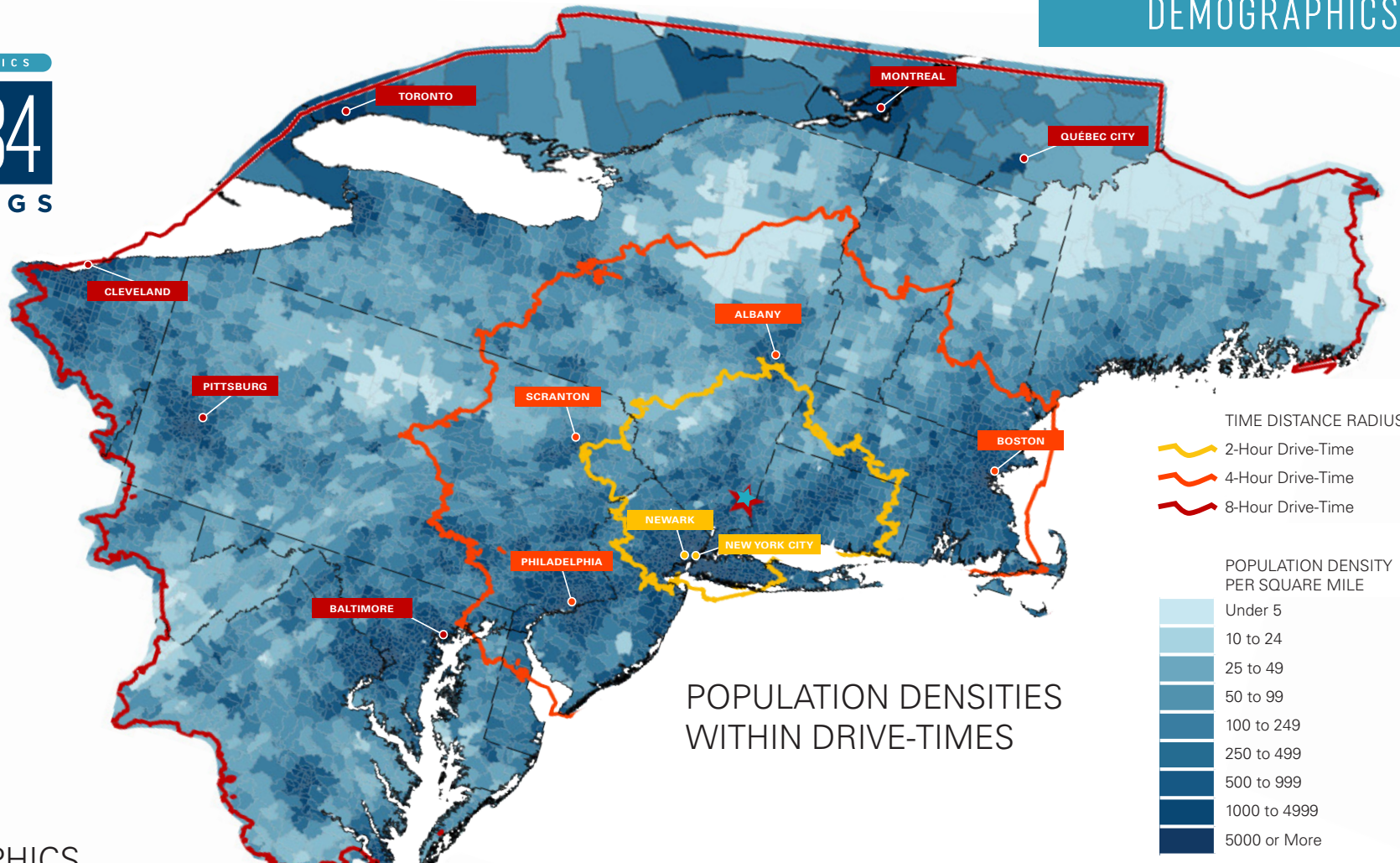
PUTNAM COUNTY

Putnam County is a county located in the U.S. state of New York. As of the 2020 census, the population was 97,668. The county seat is Carmel, located within one of six towns comprising the county.

Putnam County is located in the lower Hudson River Valley, bordered by Dutchess County to the north, Connecticut to the east, Westchester County to the south, and the Hudson River to the west. Midtown Manhattan is around a one-hour drive, and the county is included in the New York-Newark-Jersey City, NY-NJ-PA Metropolitan Statistical Area.

WESTCHESTER & FAIRFIELD COUNTIES

- Affluent counties that benefit from residents who commute to and from NYC
- A combined population of more than 1.9 million residents
- An average household income of \$147,025
- 245,000 Workers within 30-minute drive



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

