

A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM LEASING OPPORTUNITY

55 PARADISE LANE

BAY SHORE, NEW YORK

± 66,406 SF MODERN WAREHOUSE | ± 3,500 SF PRE-BUILT OFFICE | READY FOR OCCUPANCY



LEASED

DIVISIONS AVAILABLE ± 24,826 TO ± 41,580 SF



PROPERTY DESCRIPTION



AVAILABLE SF
66,406 SF



COLUMN SPACING
47'6" X 54'



POWER
2,500 Amps



OFFICE
3,500 SF



LOADING
17 Dock-high
1 Drive-in



CLEAR HEIGHT
36'



ACCESS
Ingress/Egress



ACREAGE
10.75 acres



ACCESS
Ingress/Egress



PARKING
90 Car Spaces



REAL ESTATE TAXES
\$1.73 PSF (IDA PILOT - Town Of Islip)



SPRINKLERS
ESFR

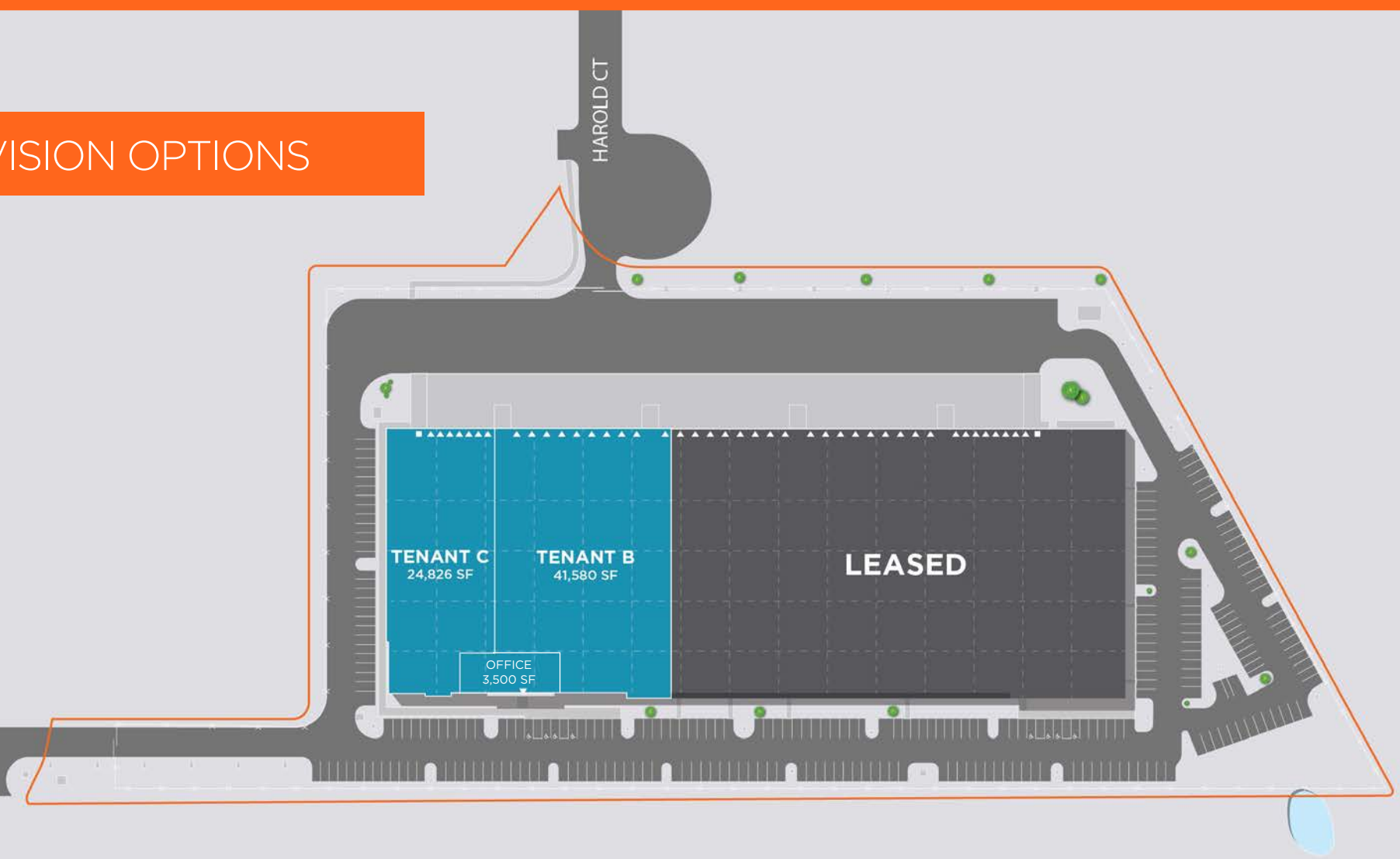


FOREIGN TRADE ZONE "FTZ" ENABLED
The federal government's long-standing Foreign Trade Zone Program provides many little-known import/export benefits for a wide range of business applications. By deferring, reducing, or eliminating customs duties, qualified companies can improve cash flow, lower inventory costs, and improve their bottom line through use of FTZs.



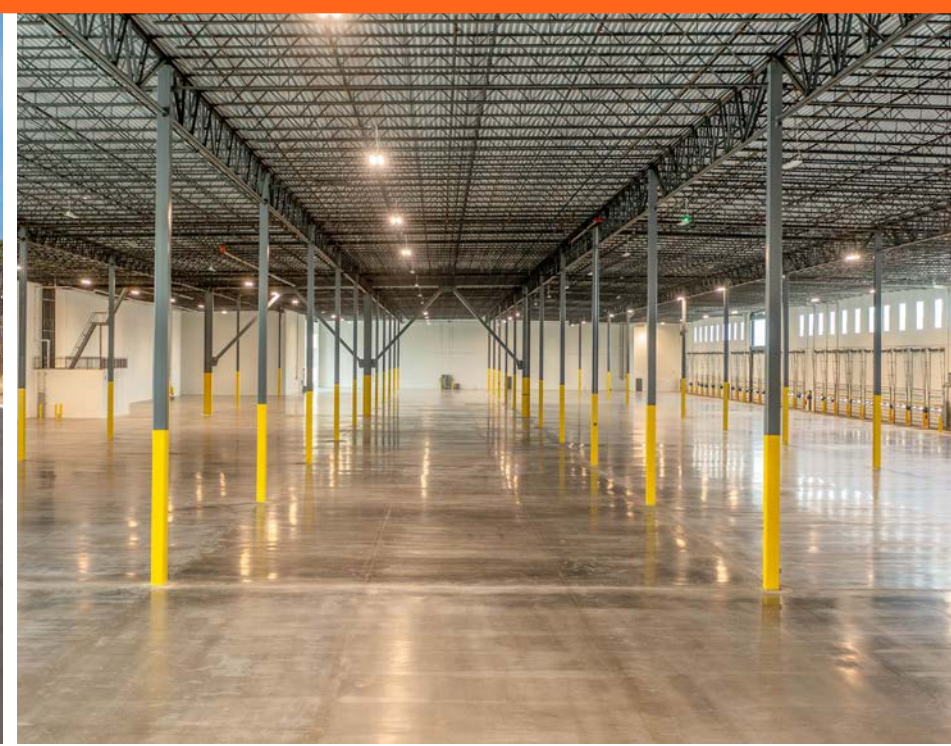
LIGHTING
LED

DIVISION OPTIONS

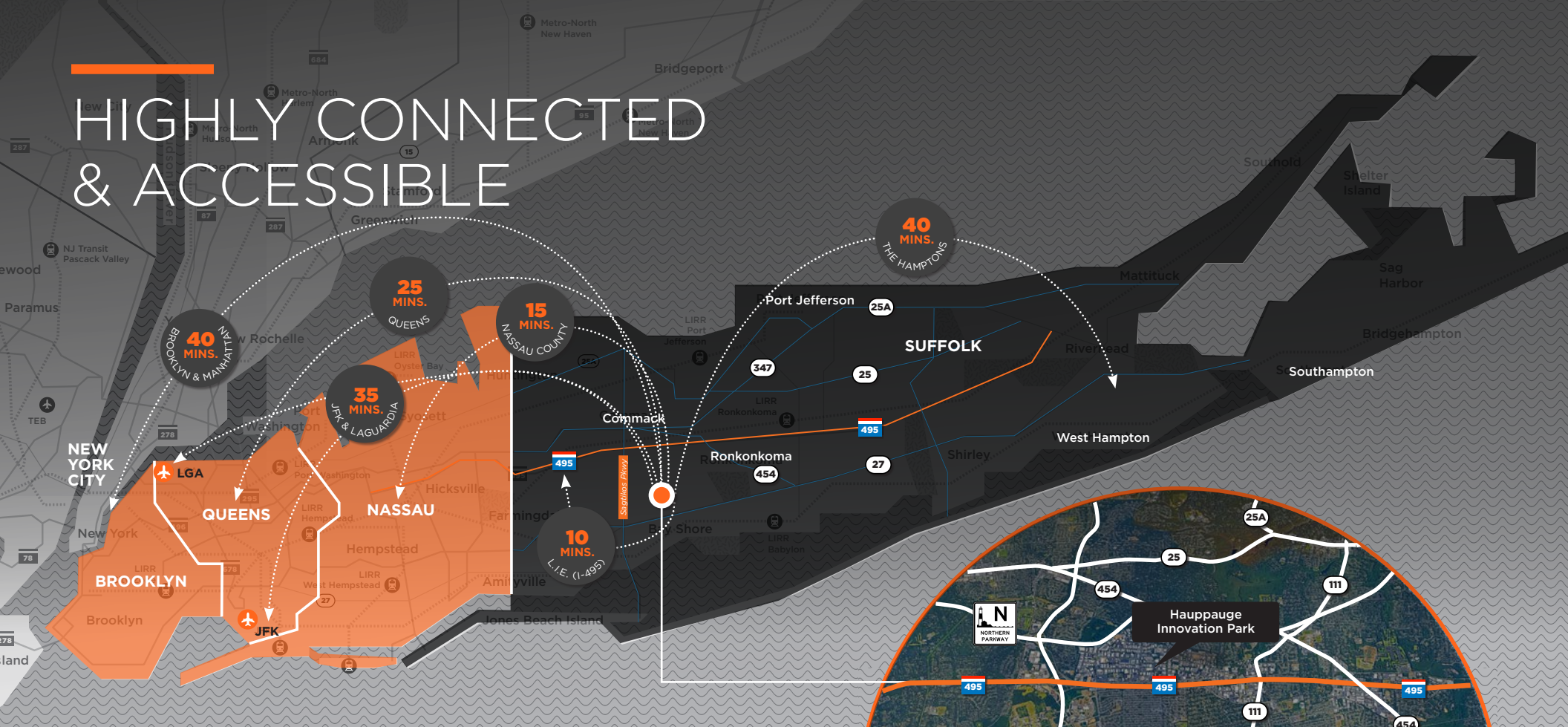


TENANT B	
TOTAL SF	41,580 SF
OFFICE SF	3,500 SF
CLEAR HEIGHT	36'
LOADING	10 Docks

TENANT C	
TOTAL SF	24,826 SF
OFFICE SF	Built To Suit
CLEAR HEIGHT	36'
LOADING	7 Docks / 1 Drive-In

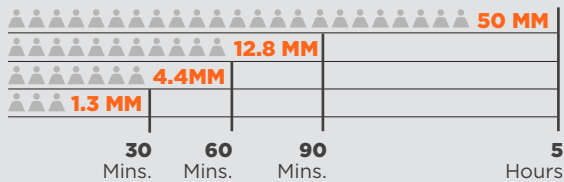


HIGHLY CONNECTED & ACCESSIBLE



55 Paradise Lane offers convenient access to highways and methods of freight distribution. The property sits within 1.8 miles from the Southern State Parkway, 3.6 miles from the Long Island Expressway/Interstate 495, and 4.2 miles from the Northern State Parkway. For efficient freight distribution, reach the Long Island Rail Road's Deer Park Station in 1.5 miles, John F. Kennedy International Airport in 34.2 miles, LaGuardia Airport in 38.8 miles, and the Port Newark-Elizabeth Marine Terminal in 59.6 miles.

Drive Time Populations



High Income & Affluent Consumer Base

\$153,900

Average household income

STRONG LABOR & EMPLOYEE MIX

64.3%

White Collar Employment



ROCKEFELLER GROUP FOREIGN TRADE ZONE SERVICES

FTZ Services for Nearly 50 Years

FTZ ACADEMY

Offers a full suite of FTZ administration training modules for every aspect of FTZ operations. Training can be delivered remotely using online tools or in person at your preferred location.

CONSULTING SERVICES

Offers customized consulting services to meet individual company needs. Services include FTZ designation, production authority, activation, FTZ Administration, and ongoing operational and compliance support.

COST ADVANTAGES

Offers the expertise necessary for success and a solid track record assisting companies through the application process, activation period, and continuing FTZ operations.

MONITORING TRADE & CUSTOMS DEVELOPMENTS

Our experience spans retail, distribution and manufacturing industries and reflects more than three decades of building long-term professional relationships.

Offers the expertise necessary for success and a solid track record assisting companies through the application process, activation period, and continuing FTZ operations. Contact us at your convenience for a presentation, including a savings analysis specific to your company.

If you would like to calculate whether FTZ status at 55 Paradise Lane would drive financial and supply chain/logistics benefits for your company and also understand how RGFTZS can assist you with the FTZ implementation process, please contact us at:

rgftzs@rockefellergroup.com or 410.897.4858

SUFFOLK COUNTY
FOREIGN - TRADE ZONE #52

ROCKEFELLER
GROUP



FOR MORE INFORMATION, CONTACT:

FRANK FRIZALONE, SIOR

+1 631 425 1242

Frank.Frizalone@cushwake.com

THOMAS DELUCA

+1 631 425 1237

Thomas.Deluca@cushwake.com

AUSTIN FITZPATRICK

+1 631 546 5865

Austin.Fitzpatrick@cushwake.com

NICHOLAS GALLIPOLI

+1 631 425 1217

NickG@cushwake.com

JOHN GIANNUZZI

+1 631 425 1228

John.Giannuzzi@cushwake.com

DAVID FRATTAROLI

+1 516 859 6396

David.Frattaroli@cushwake.com

Website Code



ROCKEFELLER
GROUP