



First LEED Gold Warehouse in Nassau County

Nassau Logistics Center

125 NEW SOUTH ROAD, HICKSVILLE, NY 11801

BrookfieldProperties.com/logistics

207,237 sq. ft.
TOTAL AVAILABLE

Up to 36'
CLEAR HEIGHT

5,831 – 12,400 sq. ft.
OFFICE AREA

37 (9'x10')
DOCK DOORS

201,406 sq.ft.
WAREHOUSE

2 (12'x16')
DRIVE-INS

RECENTLY DELIVERED

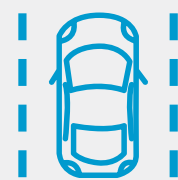
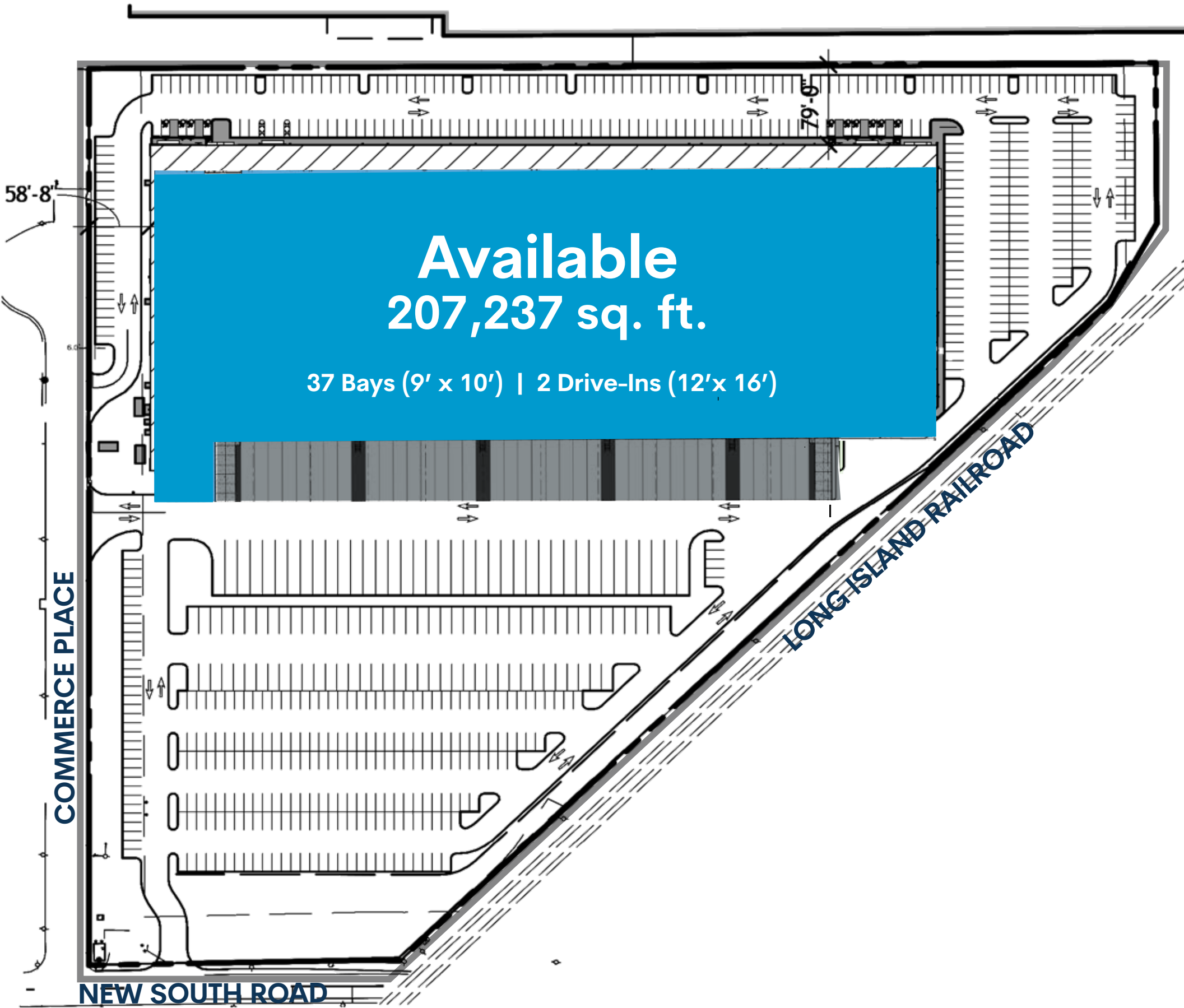
Features

Nassau Logistics Center offers a 207,237 sq.ft. state-of-the-art distribution center with 36' clear height and expansive parking. The 15-acre site provides a unique opportunity for tenants to lease new construction in Nassau County. The site is less than three miles from the Long Island Expressway (LIE), easy access to Long Island with a population of 3M, while maintaining proximity to JFK International Airport, Manhattan, and the Port of Elizabeth.



Building Specifications

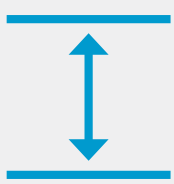
Building Size	207,237 sq. ft.
Available	207,237 sq. ft. (divisible)
Office Space	5,831 sq. ft. (Includes 4,800 sq.ft. mezzanine office & 1,031 sq.ft shipping office) (Preapproved for 12,400 sq. ft of total office space)
Clear Height	36'
Dimensions	264'3" x 752'8"
Column Spacing	56' x 51' (60' speed bays)
Dock Doors	37 (9' x 10') doors
Drive-Ins	2 (12' x 16')
Format	Rear loaded
Trailer Parking	38 stalls
Automobile Parking	572 spaces
Sprinklers	ESFR
Lighting	Motion-sensored LED
Power	2,500 amps



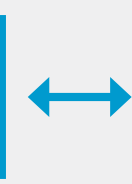
572
Automobile
Parking



37
Loading
Spaces



36
Clear
Height



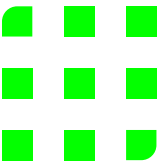
56' x 51'
Column
Spacing

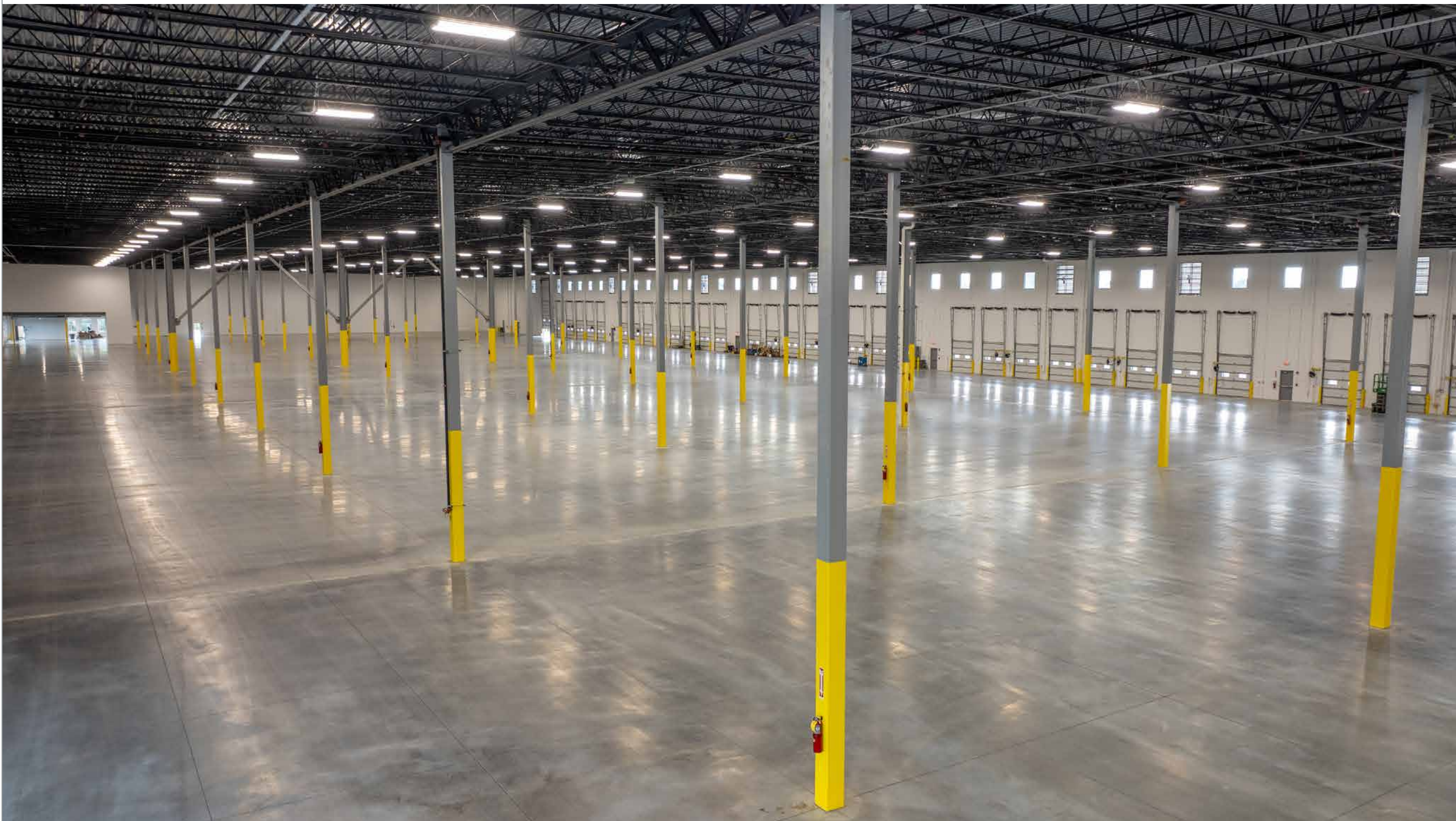
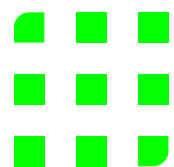


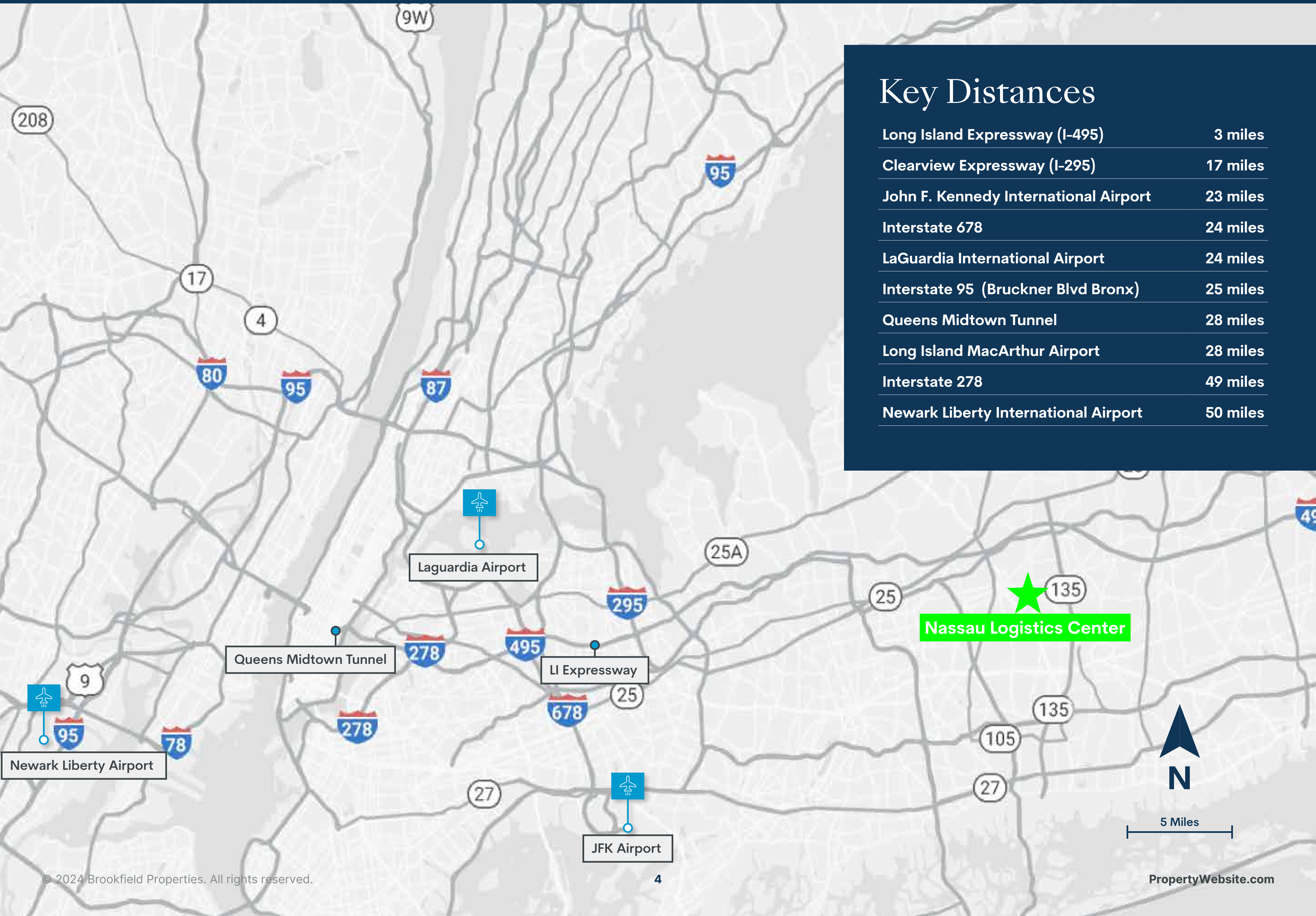
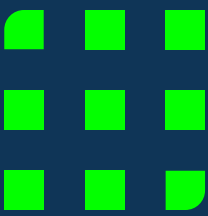
2
Drive-In Doors



130'
Truck Court
Depth

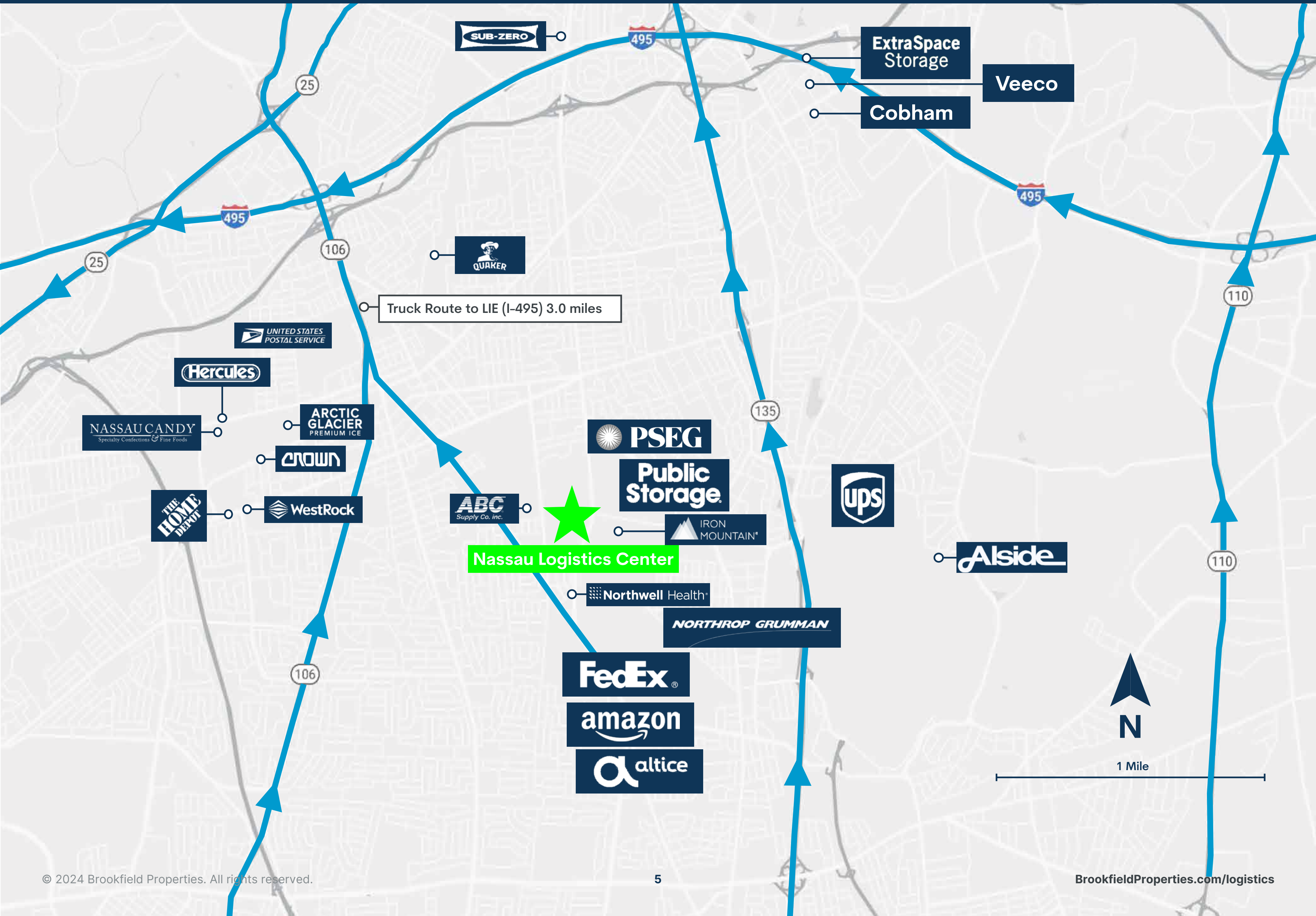
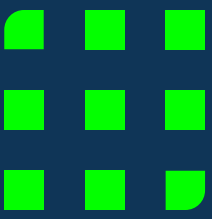






Key Distances

Long Island Expressway (I-495)	3 miles
Clearview Expressway (I-295)	17 miles
John F. Kennedy International Airport	23 miles
Interstate 678	24 miles
LaGuardia International Airport	24 miles
Interstate 95 (Bruckner Blvd Bronx)	25 miles
Queens Midtown Tunnel	28 miles
Long Island MacArthur Airport	28 miles
Interstate 278	49 miles
Newark Liberty International Airport	50 miles



Nassau Logistics Center

LEED Gold Certified 2024

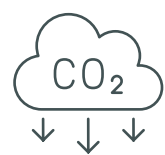
Leadership in Energy & Environmental Design

LEEDv4 Building Design and Construction: Core and Shell Development



We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them.

- Up to 75% reduction in utility costs from energy-efficient design features LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Clerestory windows optimizing natural light, creating a healthier working environment



450,782 kg CO₂e

Operational Carbon Footprint Reduction



58,000

Gallons of Annual Indoor Water Savings



1.3M

Gallons of Annual Outdoor Water Savings



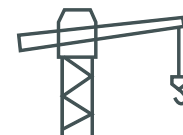
53%

Energy Use Reduction



100%

LED Lights



0.77 lbs/SF

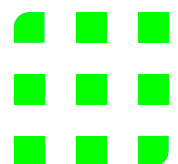
Construction & Demolition Waste Generated



15

Products with EPDs Installed

sustainability



Nassau Logistics Center

LEED Gold Certified 2024

Leadership in Energy & Environmental Design
LEEDv4 Building Design and Construction: Core and Shell Development







SCORE CARD

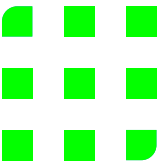
Attempted: 62, Denied: 0, Pending: 0, Awarded: 60 of 110 points

Project ID: 1000152811
Status: Gold Certified
Certification level: Gold
Certification date: 10/28/2024

	INTEGRATIVE PROCESS	0 OF 1
	Integrative Process	0 / 1
	LOCATION AND TRANSPORTATION	9 OF 20
	LEED for Neighborhood Development Location	0 / 20
	Sensitive Land Protection	2 / 2
	High Priority Site	3 / 3
	Surrounding Density and Diverse Uses	3 / 6
	Access to Quality Transit	0 / 6
	Bicycle Facilities	0 / 1
	Reduced Parking Footprint	0 / 1
	Green Vehicles	1 / 1
	SUSTAINABLE SITES	4 OF 11
	Construction Activity Pollution Prevention	Y
	Site Assessment	1 / 1
	Site Development - Protect or Restore Habitat	0 / 2
	Open Space	0 / 1
	Rainwater Mgmt	0 / 3
	Heat Island Reduction	2 / 2
	Light Pollution Reduction	0 / 1
	Tenant Design and Construction Guidelines	1 / 1
	WATER EFFICIENCY	10 OF 11
	Outdoor Water Use Reduction	Y
	Outdoor Water Use Reduction	2 / 2
	Indoor Water Use Reduction	Y
	Indoor Water Use Reduction	6 / 6
	Building-Level Water Metering	Y
	Cooling Tower Water Use	2 / 2
	Water Metering	0 / 1
	ENERGY AND ATMOSPHERE	24 OF 33
	Fundamental Commissioning and Verification	Y
	Minimum Energy Performance	Y
	Optimize Energy Performance	18 / 18
	Building-Level Energy Metering	Y
	Fundamental Refrigerant Mgmt	Y
	Enhanced Commissioning	3 / 6
	Advanced Energy Metering	0 / 1
	Demand Response	0 / 2
	Renewable Energy Production	0 / 3
	Enhanced Refrigerant Mgmt	1 / 1
	Green Power and Carbon Offsets	2 / 2

	MATERIALS AND RESOURCES	5 OF 14				
	Storage and Collection of Recyclables	Y				
	Construction and Demolition Waste Mgmt Planning	Y				
	Building Life-Cycle Impact Reduction	1 / 6				
	Product disclosure & optimization - Environmental Product Declarations	1 / 2				
	Product disclosure & optimization - Sourcing of Raw Materials	0 / 2				
	Product disclosure & optimization - Material Ingredients	1 / 2				
	Construction and Demolition Waste Mgmt	2 / 2				
	INDOOR ENVIRONMENTAL QUALITY	1 OF 10				
	Minimum IAQ Performance	Y				
	Environmental Tobacco Smoke Control	Y				
	Enhanced IAQ Strategies	0 / 2				
	Low-Emitting Materials	0 / 3				
	Construction IAQ Mgmt Plan	1 / 1				
	Daylight	0 / 3				
	Quality Views	0 / 1				
	INNOVATION	4 OF 6				
	Innovation	3 / 5				
	LEED Accredited Professional	1 / 1				
	REGIONAL PRIORITY CREDITS	3 OF 4				
	Outdoor Water Use Reduction	1 / 1				
	Indoor Water Use Reduction	1 / 1				
	Optimize Energy Performance	1 / 1				
TOTAL		60 OF 110				
<table><tr><td>40-49 Points CERTIFIED</td><td>50-59 Points SILVER</td><td>60-79 Points GOLD</td><td>80+ Points PLATINUM</td></tr></table>			40-49 Points CERTIFIED	50-59 Points SILVER	60-79 Points GOLD	80+ Points PLATINUM
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sustainability



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