

OFFERING MEMORANDUM

+/- 48.7 Acres | Zoned Industrial

# Vitamin Drive

Bayport, NY



Vitamin Drive Bayport, NY





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Bayport, NY

## LOCAL MARKET EXPERTS

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This Offering Memorandum contains select information pertaining to the business and affairs of the Property at Vitamin Drive, Bayport NY 11705. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective investor may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective investor of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of The Company or Colliers International. The material is based in part upon information supplied by The Company and in part upon financial information obtained by Colliers International from sources it deems reliable. The Company, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective investors should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging receipt of this Offering Memorandum from Colliers International, you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of The Company.

The Company expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to invest in the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to invest in the Property unless and until a written agreement for the investment has been fully executed and delivered.

If you wish not to pursue negotiations leading to the investment in Vitamin Drive, Bayport NY 11705 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective investor's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the investment in the Property shall be limited to those expressly provided in an executed Investment Agreement and shall be subject to the terms thereof. In no event shall a prospective investor have any other claims against The Company or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or transaction involving the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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# Executive Summary



Vitamin Drive  
Bayport



# INVESTMENT HIGHLIGHTS

## OFFER SUMMARY

Colliers, as exclusive advisors, is pleased to present the opportunity to acquire **Vitamin Drive (the “Property”)**, a 47.8-acre unimproved parcel located in Bayport, NY, within the Town of Islip. This site is being offered on a fee-simple, as-is basis and supports the potential development of over 500,000 square feet of industrial space.

Vitamin Drive offers a compelling opportunity to enter the dynamic Suffolk County industrial market. The region has experienced significant industrial growth over the past five years in response to sustained demand. Despite this expansion, the market remains robust, with more than 600,000 square feet of leasing activity recorded each quarter for the last 13 consecutive quarters.

This strong demand is also reflected in the impressive 46.3% increase in average asking rents since 2019. The property is strategically located within Long Island’s densely populated and economically vibrant corridor. Suffolk County is home to one of the largest and most diverse labor pools in the greater Long Island and New York metropolitan area—an essential asset for industrial users.

Importantly, Vitamin Drive has secured as-of-right agreements with the Town of Islip, Suffolk County, and the Department of Health to connect to the Suffolk County Sewer District. Given that most of Suffolk County lacks sewer connectivity, this feature gives the Property a distinct competitive advantage—especially for food and beverage operators, pharmaceutical companies, and other businesses with intensive wastewater needs.





# Property Summary



Vitamin Drive  
Bayport



# SITE DESCRIPTION



|                       |                         |
|-----------------------|-------------------------|
| Section Block and Lot | 21-1-28.12              |
| Product Type          | Industrial; Vacant Land |
| Real Estate Taxes     | \$209,306.24            |
| Acreage               | 48.97                   |
| Municipality          | Town of Islip           |
| Sewers                | Permitted               |



# Aerial Map



Long Island  
MacArthur  
Airport

454



27

Vitamin Drive  
Bayport, NY



TOPGOLF

Residence INN.  
BY MARRIOTT



Nicolls Rd

Montauk Hwy

27



[illegible]



# Market Overview



Vitamin Drive  
Bayport



# MARKET OVERVIEW

## SUFFOLK COUNTY & BAYPORT, NY

Suffolk County, New York, including the strategic hub of Bayport, boasts a unique and highly competitive position within the broader Long Island and New York metropolitan area industrial market. Its geographic characteristics, robust transportation infrastructure, and evolving economic landscape collectively make it an increasingly attractive location for industrial and distribution operations.

Situated on Long Island, the county offers a distinct logistical advantage for businesses serving the dense Long Island consumer base, as well as providing efficient “last-mile” or regional distribution into New York City. Bayport, specifically, benefits from its south shore location with direct access to major east-west transportation arteries.

The region is exceptionally well-served by a comprehensive network of highways, including Sunrise Highway (NY-27), Southern State Parkway, and the Long Island Expressway (I-495), which are vital for truck-based distribution across Long Island and into New York City. Beyond roads, Suffolk County leverages the Long Island Rail Road (LIRR) for freight, including the significant Brookhaven Rail Terminal, and the nearby Long Island MacArthur Airport (ISP) for air cargo. Efficient highway access also ensures seamless drayage operations to the Port of New York and New Jersey, one of the busiest on the East Coast, enabling robust import and export capabilities.

Long Island’s industrial market, especially in Suffolk County, has experienced sustained demand, largely driven by the proliferation of e-commerce and the need for strategically located “last-mile” distribution centers. This has resulted in historically low vacancy rates and rising rents, often outpacing new supply given the limited availability of large, undeveloped parcels for new construction. While traditional manufacturing persists, the market is increasingly dominated by warehousing, logistics, and light assembly to support the evolving supply chain. Local economic development initiatives, such as those from the Suffolk County Industrial Development Agency (IDA), further enhance the area’s business appeal through various incentives, contributing to a skilled and available workforce for industrial operations.





# KEY MARKET DATA

Q2 2025



## CENTRAL SUFFOLK COUNTY

|                            |                   |                  |                         |
|----------------------------|-------------------|------------------|-------------------------|
| <b>31.8M</b>               | <b>7.0%</b>       | <b>\$15.09</b>   | <b>6.6%</b>             |
| Total Industrial Inventory | Availability Rate | Avg. Asking Rent | T-12 Asking Rate Growth |

## SUFFOLK COUNTY

|                            |                   |                  |                         |
|----------------------------|-------------------|------------------|-------------------------|
| <b>112.4M</b>              | <b>6.6%</b>       | <b>\$16.60</b>   | <b>4.8%</b>             |
| Total Industrial Inventory | Availability Rate | Avg. Asking Rent | T-12 Asking Rate Growth |

## LONG ISLAND

|                            |                   |                  |                         |
|----------------------------|-------------------|------------------|-------------------------|
| <b>164.7M</b>              | <b>6.8%</b>       | <b>\$17.37</b>   | <b>4.3%</b>             |
| Total Industrial Inventory | Availability Rate | Avg. Asking Rent | T-12 Asking Rate Growth |



# DEMOGRAPHIC OVERVIEW

| Overview                       | 15 Miles | 30 Miles  | 45 Miles  |
|--------------------------------|----------|-----------|-----------|
| Population                     | 980,970  | 2,246,320 | 7,960,089 |
| Annual Growth Rate (2010-2020) | 0.03%    | 0.17%     | 0.47%     |
| Daytime Residents Population   | 491,097  | 1,114,560 | 4,072,029 |
| Daytime Workers Population     | 404,199  | 995,351   | 3,222,014 |

## DRIVE DISTANCE

### COMMERICAL THROUGHFARES

- Long Island Expressway (I-495) | 4.8 Miles
- Sunrise Highway (NY-27) | 1.6 Miles
- Southern State Parkway | 8.8 Miles
- Veterans Memorial Highway (NY-454) | 2.1 Miles

### AIRPORTS

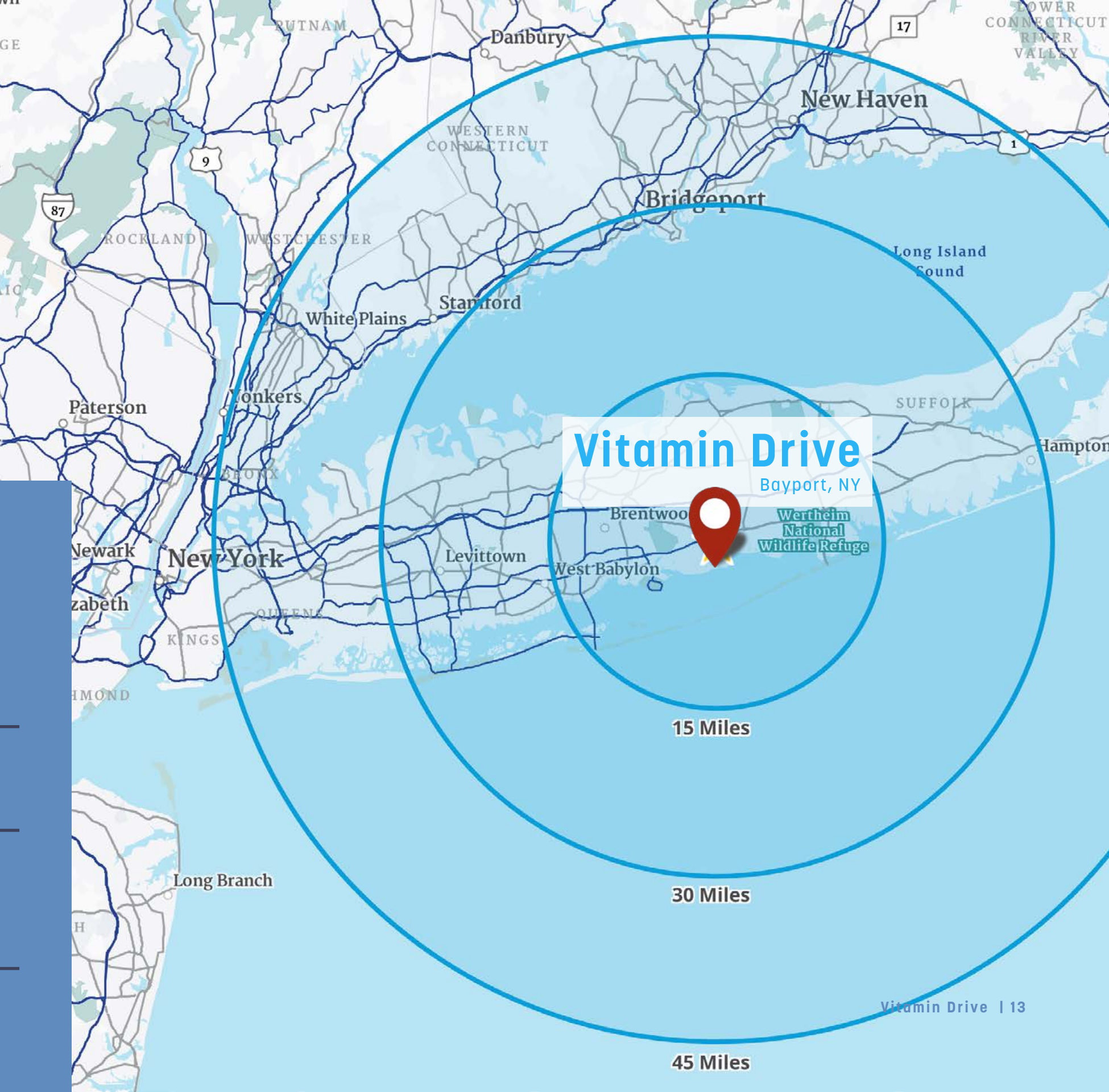
- Long Island McArthur Airport | 4.8 Miles
- JFK Airport | 44.8 Miles
- LaGuardia Airport | 50.5 Miles

### PORTS/TERMINALS

- Brookhaven Rail Terminals | 8.5 Miles
- Red Hook Terminal | 59.9 Miles
- Port Jersey | 69.5 Miles
- Port Newark | 74.5 Miles

### PUBLIC TRANSPORT

- Ronkonkoma Train Station (LIRR) | 7.6 Miles





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# Thank you



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