



# VentureParkCold *at ISP*

2100 SMITHTOWN AVENUE | RONKONKOMA | NEW YORK



**SPECULATIVE  
COLD STORAGE  
FACILITY**

**137,470 SF  
DELIVERING Q1 2026  
DIVISIONS AVAILABLE**



## PROPERTY SPECIFICATIONS

<b>BUILDING SIZE:</b>	137,470 SF
<b>OFFICE SIZE:</b>	Built To Suit
<b>CONSTRUCTION:</b>	Insulated metal panel (IMP)
<b>COLUMN SPACING:</b>	58' w x 57' d Column Grids (refrigerated warehouse) 58' w x 60' d Column Grids (cold dock)
<b>CLEAR HEIGHT:</b>	40' clear storage, 28' clear in cold dock
<b>BUILDING FLOOR SLAB:</b>	Shrink comp slab with insulated underfloor and glycol underfloor heat
<b>REFRIGERATION SYSTEM:</b>	High efficiency industrial CO2 system, providing convertible room temperatures (-10°F to +35°F with +35°F Cold Dock). Temperature for the building can range from -10°F to +70°F in zones based on tenant requirement
<b>LOADING:</b>	18 dock high doors with vertical hydraulic levelers (expandable to 30) & 1 drive-in door
<b>TRAILER PARKING:</b>	18 Trailer Stalls
<b>FIRE PROTECTION SYSTEM:</b>	ESFR/ Quell
<b>LIGHTING:</b>	LED high bay lighting with motion sensors
<b>TRUCK COURT:</b>	130' truck court
<b>CAR PARKING:</b>	191 spaces ( expandable to 206)
<b>POWER:</b>	Two services and Kirk Key for generator backup
<b>BUILDING EFFICIENCY:</b>	LEED Certified
<b>ACCESS:</b>	Three entrances
<b>ROOF:</b>	60 mil TPO over EPS



## PROPERTY HIGHLIGHTS



Class A, state-of-the-art freezer/  
cooler facility. 40' clear height



Flexible  
fully convertible design

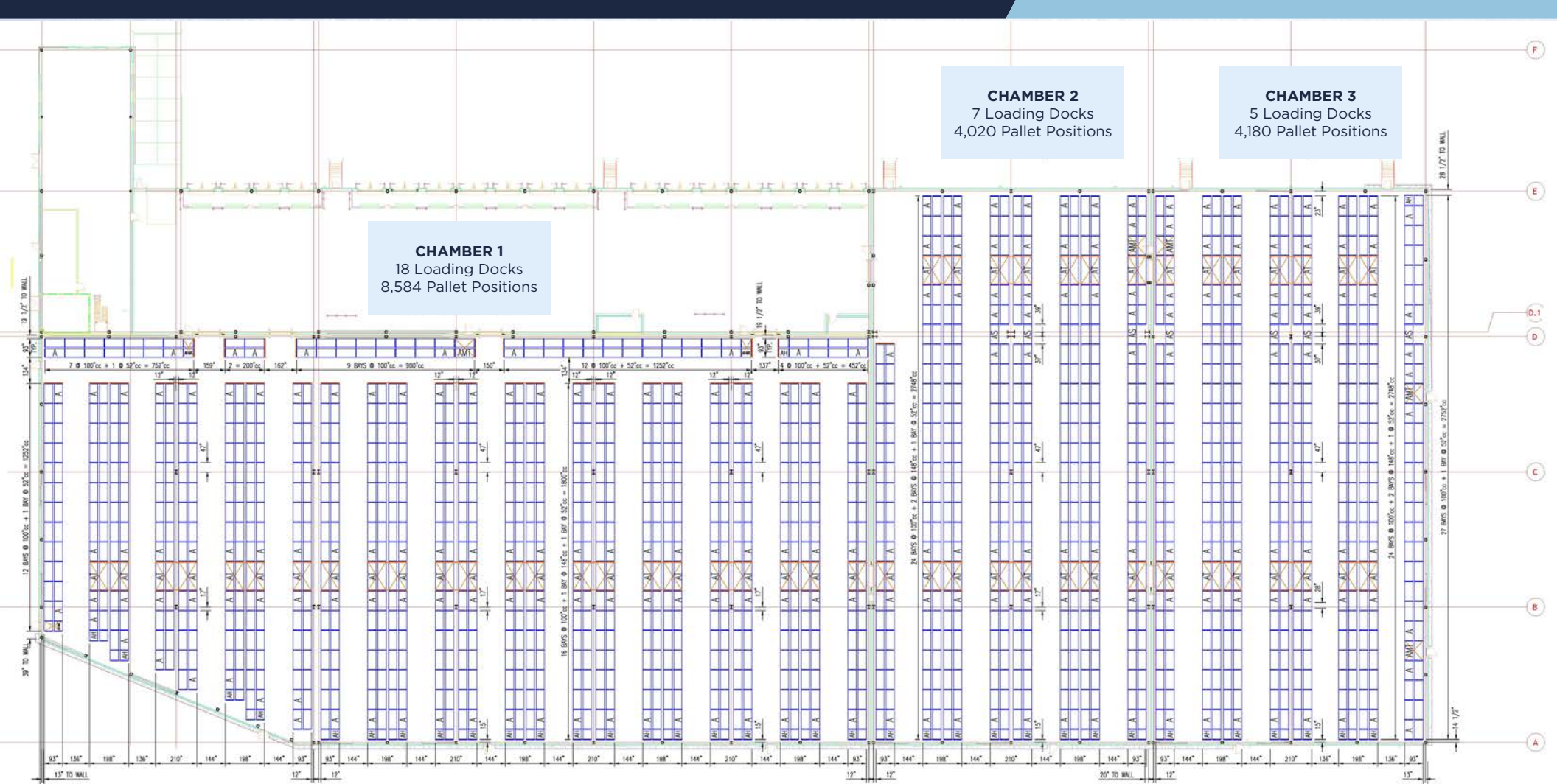


10 year IDA PILOT tax  
abatement in-place  
(\$0.56 PSF Year 1)



18 loading docks (expandable to 30)  
and 1 drive-in door





# SAMPLE RACKING PLAN # 1

Venture Park Cold can accommodate 16,784 pallet positions based on a 2-deep, back-to-back configuration, with 78" openings throughout.



LAYOUT  
**FULLY  
CONVERTIBLE**



PALLET POSITIONS  
**16,784  
PALLET**

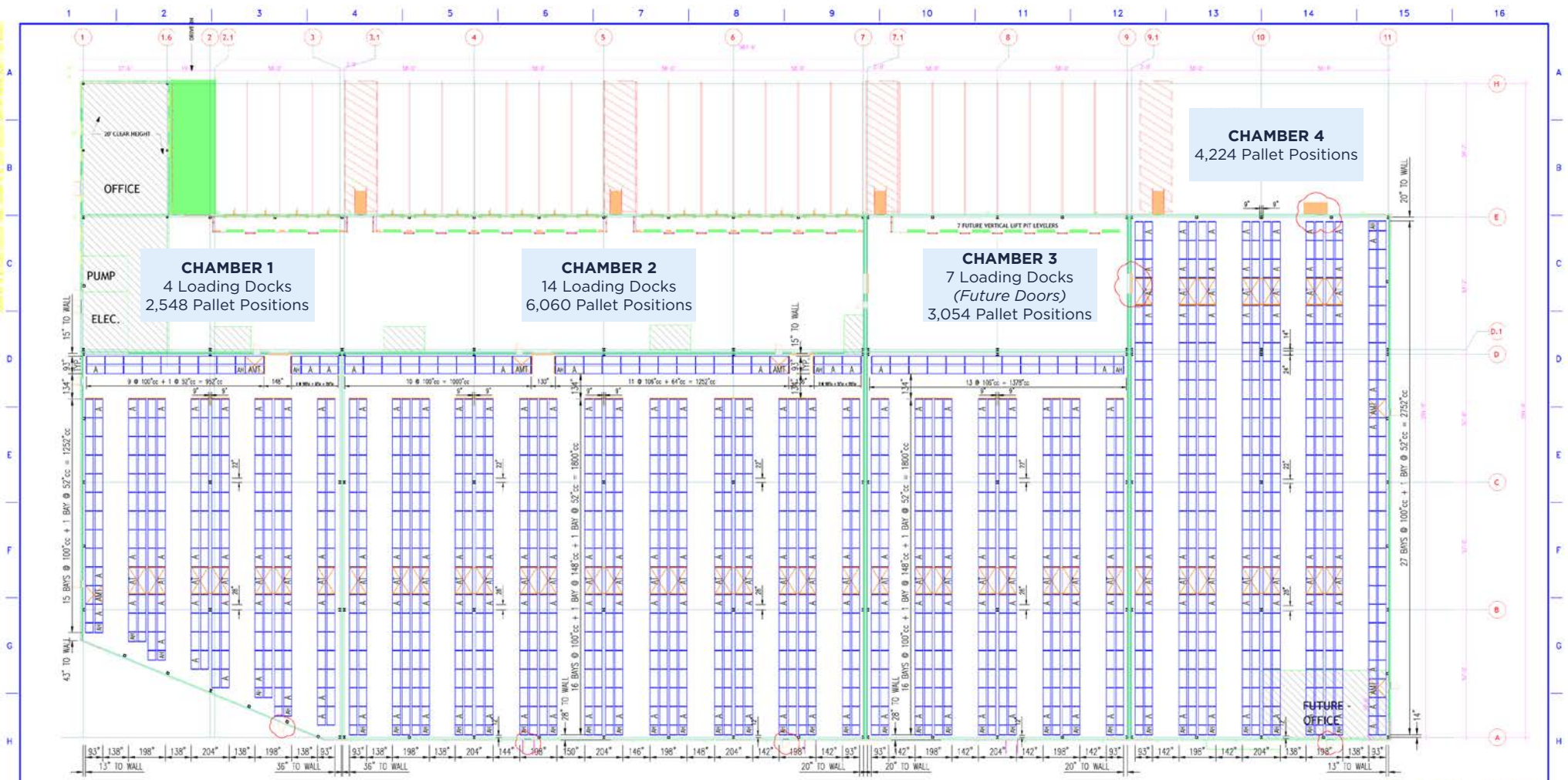


TEMPERATURE RANGES  
**-10° - 70°  
FAHRENHEIT**



PALLET HEIGHT  
**@70" - 60% MORE  
INVENTORY 40' VS 21'**





# SAMPLE RACKING PLAN # 2

Venture Park Cold can accommodate 15,886 pallet positions based on a 2-deep, back-to-back configuration, with 78" openings throughout.



LAYOUT  
**FULLY  
CONVERTIBLE**



PALLET POSITIONS  
**15,886  
PALLET**

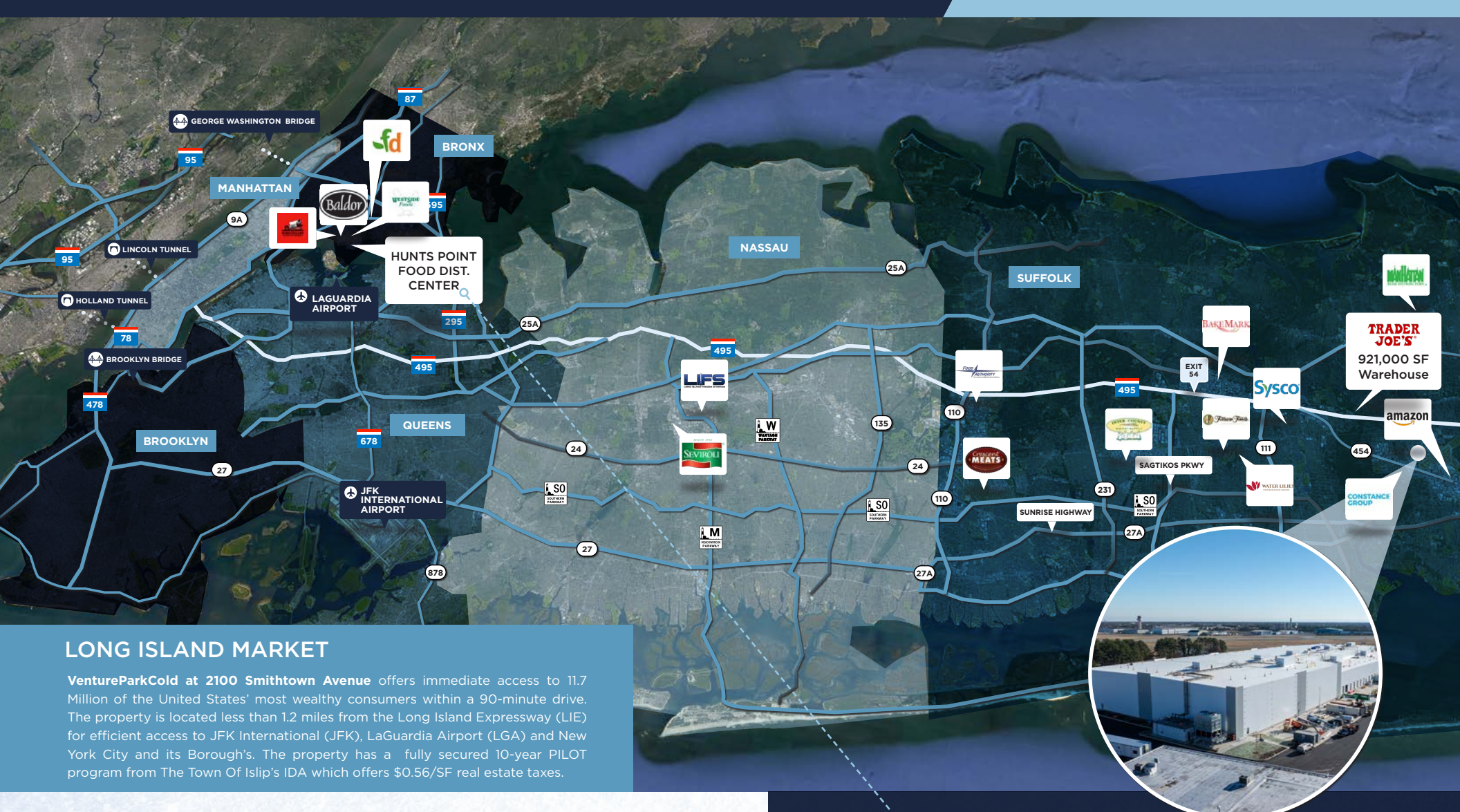


TEMPERATURE RANGES  
**-10° - 70°  
FAHRENHEIT**



PALLET HEIGHT  
**@70" - 60% MORE  
INVENTORY 40' VS 21'**





# LONG ISLAND MARKET

VentureParkCold at 2100 Smithtown Avenue offers immediate access to 11.7 Million of the United States' most wealthy consumers within a 90-minute drive. The property is located less than 1.2 miles from the Long Island Expressway (LIE) for efficient access to JFK International (JFK), LaGuardia Airport (LGA) and New York City and its Borough's. The property has a fully secured 10-year PILOT program from The Town Of Islip's IDA which offers \$0.56/SF real estate taxes.



**NASSAU COUNTY**  
16 MILES



**HAMPTONS**  
27 MILES



**NYC**  
37 MILES

# THE WORLD'S LARGEST FOOD DISTRIBUTION CENTER

The Hunts Point Cooperative Market Inc. is a cooperative owned by its member stockholders. The company operates and maintains a facility under a long-term lease with the City of New York in the Hunts Point section of the Bronx for its member shareholders and other tenants, all of which are primarily involved in the process and distribution of meat and meat products in the tri-state area. The facility is the largest of its kind in the world and is the major distribution hub for the New York City metro area. All of the meat plants are USDA inspected facilities. Customers of the market consist of all of the large chain store supermarkets, most of the tri-state areas top restaurants, hotels, and country clubs, as well as large and mom and pop butcher shops up and down the East Coast.





## HAUPPAUGE INNOVATION PARK

10 MILES FROM THE PROPERTY

- 2nd largest industrial park in the nation after Silicon Valley
- Spans 1,600 acres
- Economic output of \$13 billion annual sales volume
- 1,300 companies, employing +/-55,000 employees



## STATION YARDS RONKONKOMA HUB

1.5 MILES FROM THE PROPERTY

- Suffolk County Legislature approved a \$2.3 billion Ronkonkoma redevelopment
  - The plan includes a new terminal on the northern portion of MacArthur Airport, a 190,000 SF convention center, a 300- room hotel, an entertainment center with a 5,000-seat outdoor stadium and a 4,000- seat indoor arena, in addition to an office complex with a life sciences center
- Ronkonkoma's Station Square is a 53-acre site being redeveloped into a major transit oriented, mixed-use development with 1,450 apartments and over 600,000 SF of commercial space



## TRADER JOE'S REGIONAL DISTRIBUTION HUB

5.1 MILES FROM THE PROPERTY

- Trader Joe's purchased the former Computer Associates Campus for \$118+ million in August 2025
- The company plans to develop a 921,000-square foot warehouse and distribution center with a significant cold storage component to serve its Long Island and NYC stores more efficiently
- The new hub is expected to create +/-800 jobs





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