



VentureParkCold at ISP

2100 SMITHTOWN AVENUE | RONKONKOMA | NEW YORK

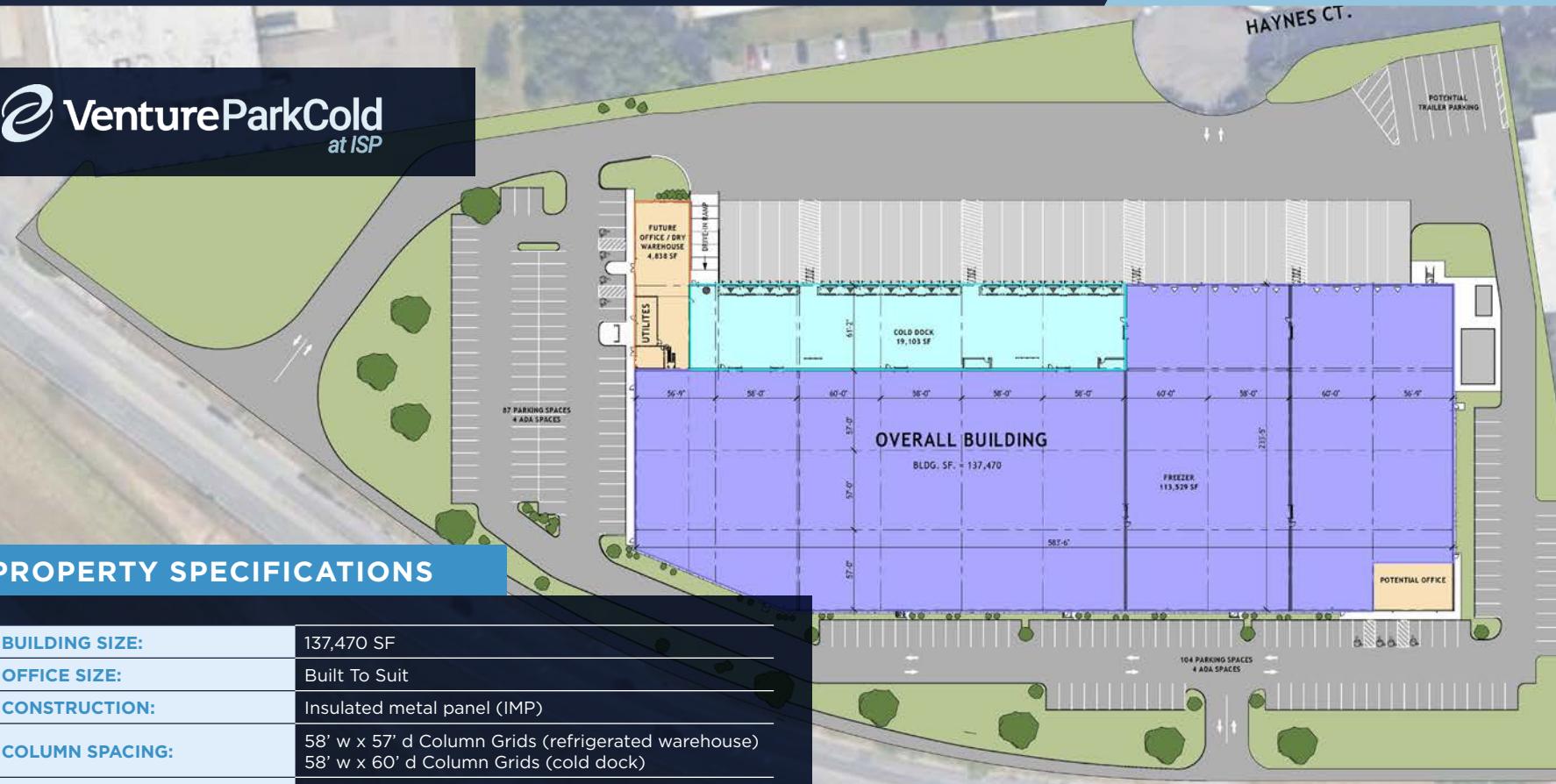


**SPECULATIVE
COLD STORAGE
FACILITY**

137,470 SF
DELIVERING Q1 2026
DIVISIONS AVAILABLE

PROPERTY SPECIFICATIONS

BUILDING SIZE:	137,470 SF
OFFICE SIZE:	Built To Suit
CONSTRUCTION:	Insulated metal panel (IMP)
COLUMN SPACING:	58' w x 57' d Column Grids (refrigerated warehouse) 58' w x 60' d Column Grids (cold dock)
CLEAR HEIGHT:	40' clear storage, 28' clear in cold dock
BUILDING FLOOR SLAB:	Shrink comp slab with insulated underfloor and glycol underfloor heat
REFRIGERATION SYSTEM:	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
LOADING:	18 dock high doors with vertical hydraulic levelers (expandable to 30) & 1 drive-in door
TRAILER PARKING:	18 Trailer Stalls
FIRE PROTECTION SYSTEM:	ESFR/ Quell
LIGHTING:	LED high bay lighting with motion sensors
TRUCK COURT:	130' truck court
CAR PARKING:	191 spaces (expandable to 206)
POWER:	Two services and Kirk Key for generator backup
BUILDING EFFICIENCY:	LEED Certified
ACCESS:	Three entrances
ROOF:	60 mil TPO over EPS



SMITHTOWN AVE.

PROPERTY HIGHLIGHTS



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



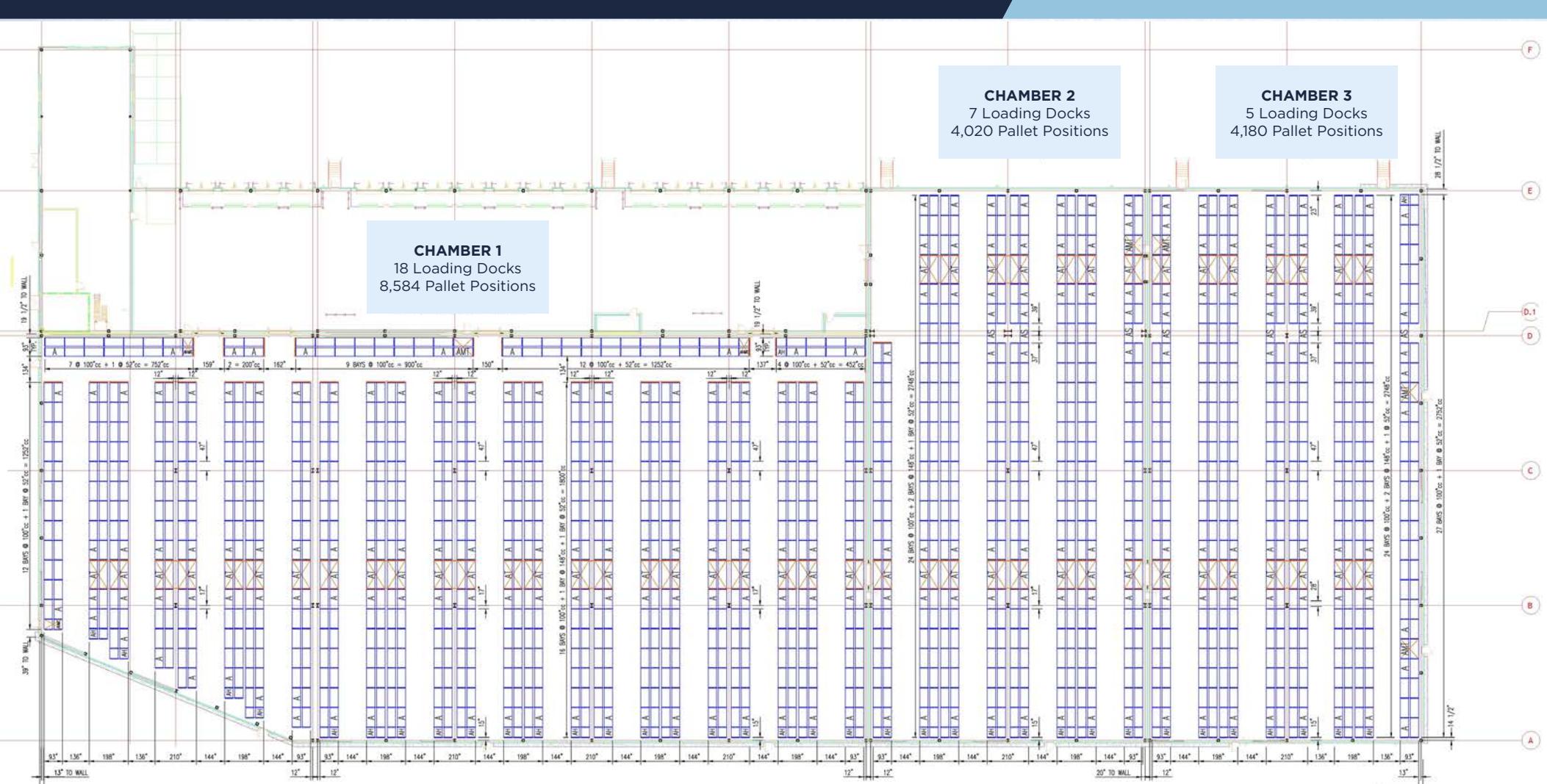
Flexible
fully convertible design



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



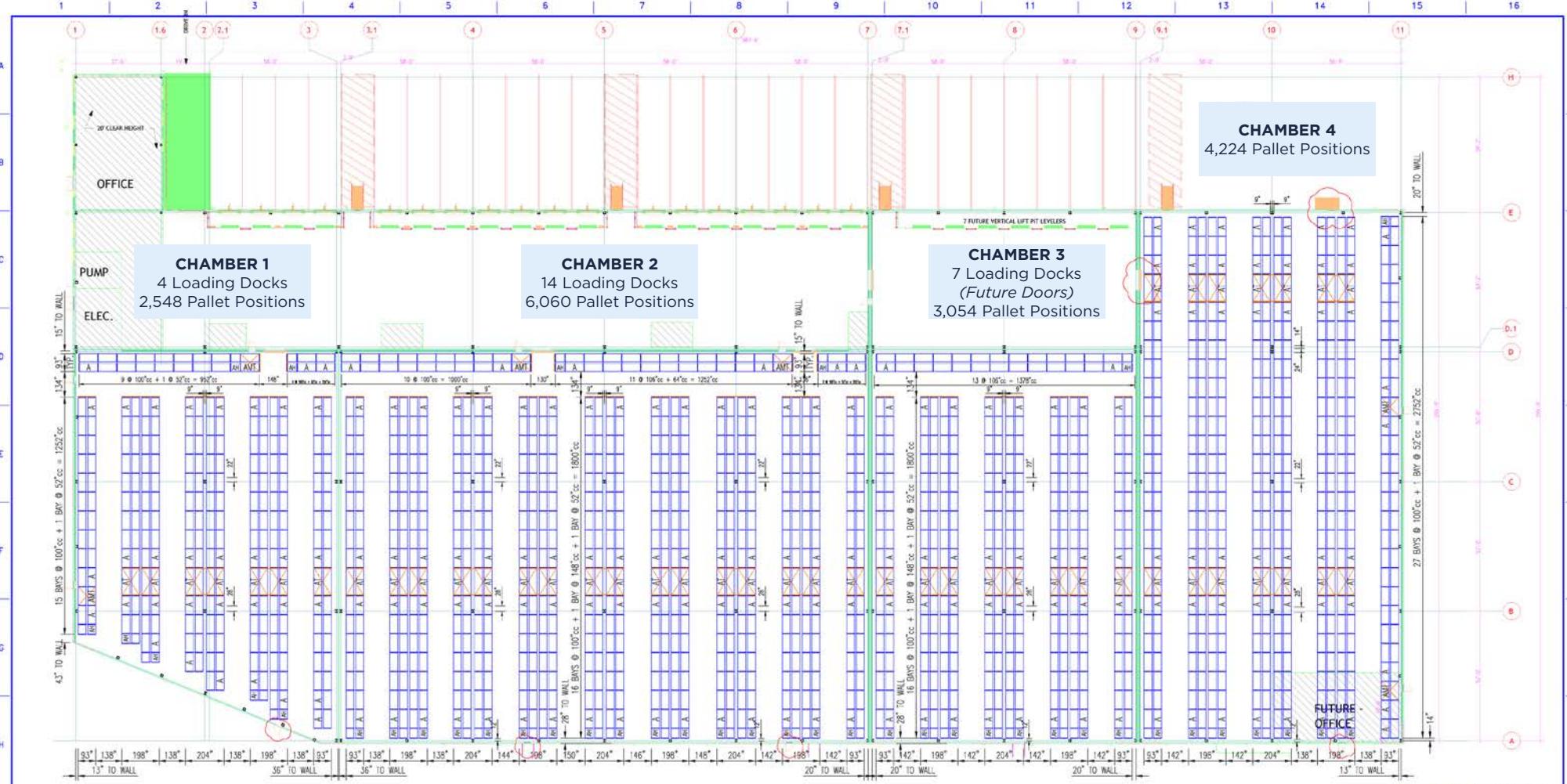
PALLET POSITIONS
16,784
PALLETS



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



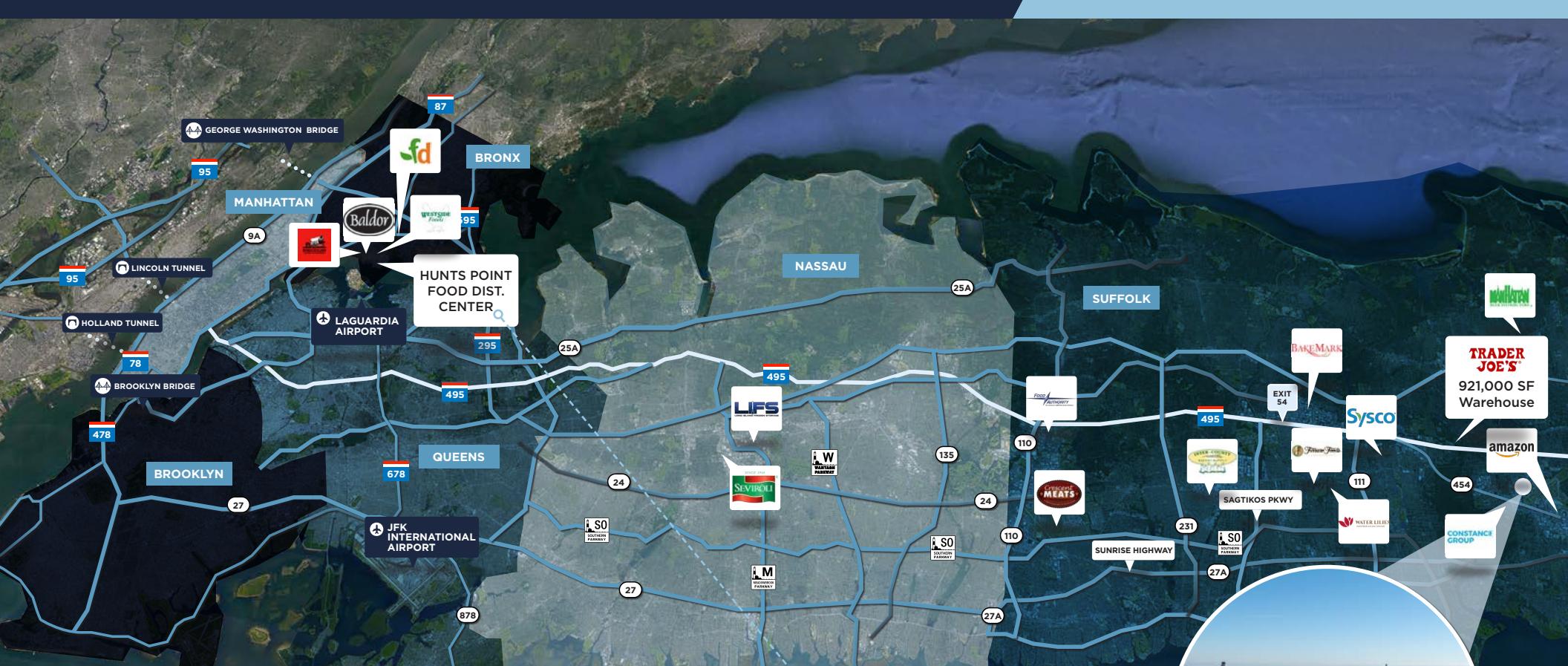
**PALLET POSITIONS
15,886
PALLETS**



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



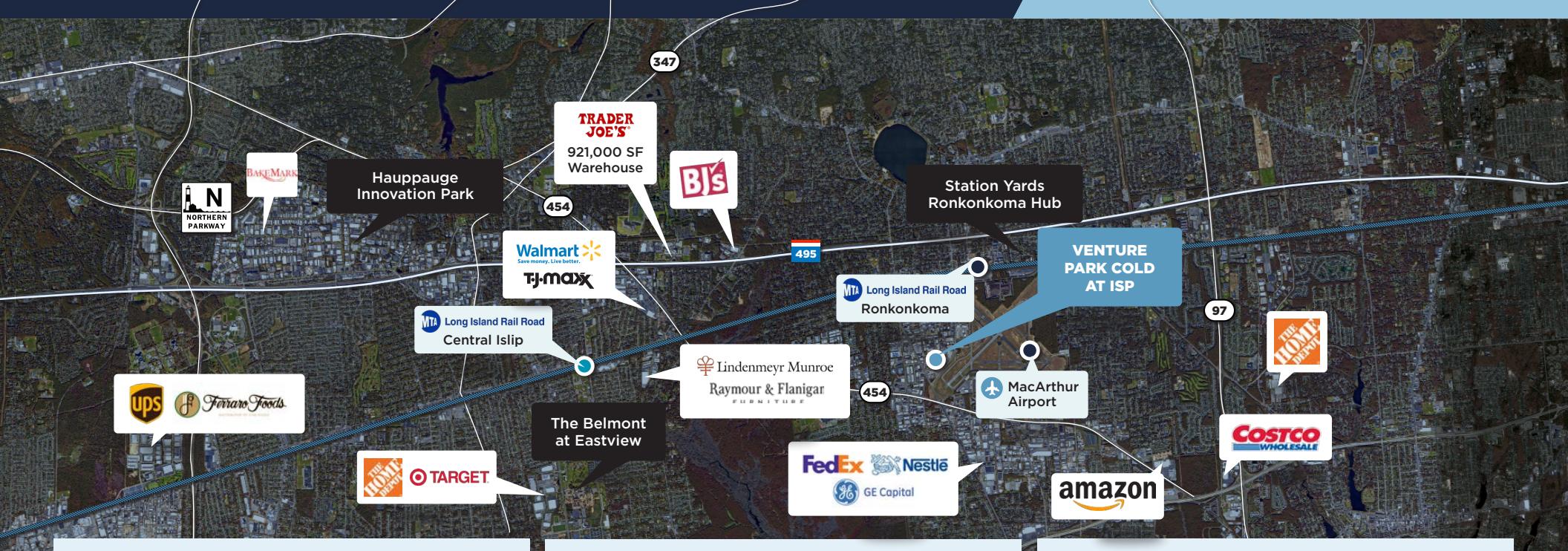
HAMPTONS
27 MILES



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

- 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

10 MILES
FROM THE PROPERTY



STATION YARDS RONKONKOMA HUB

- 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

1.5 MILES
FROM THE PROPERTY



TRADER JOE'S REGIONAL DISTRIBUTION HUB

- 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

5.1 MILES
FROM THE PROPERTY



 **VentureParkCold**
at ISP

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 **VentureOne**

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 **BGO**
Cold Chain