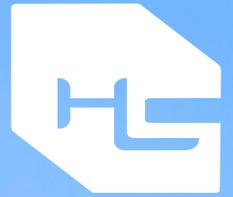


HOLBROOK LOGISTICS CENTER

4865 VETERANS
MEMORIAL HIGHWAY
HOLBROOK, NEW YORK



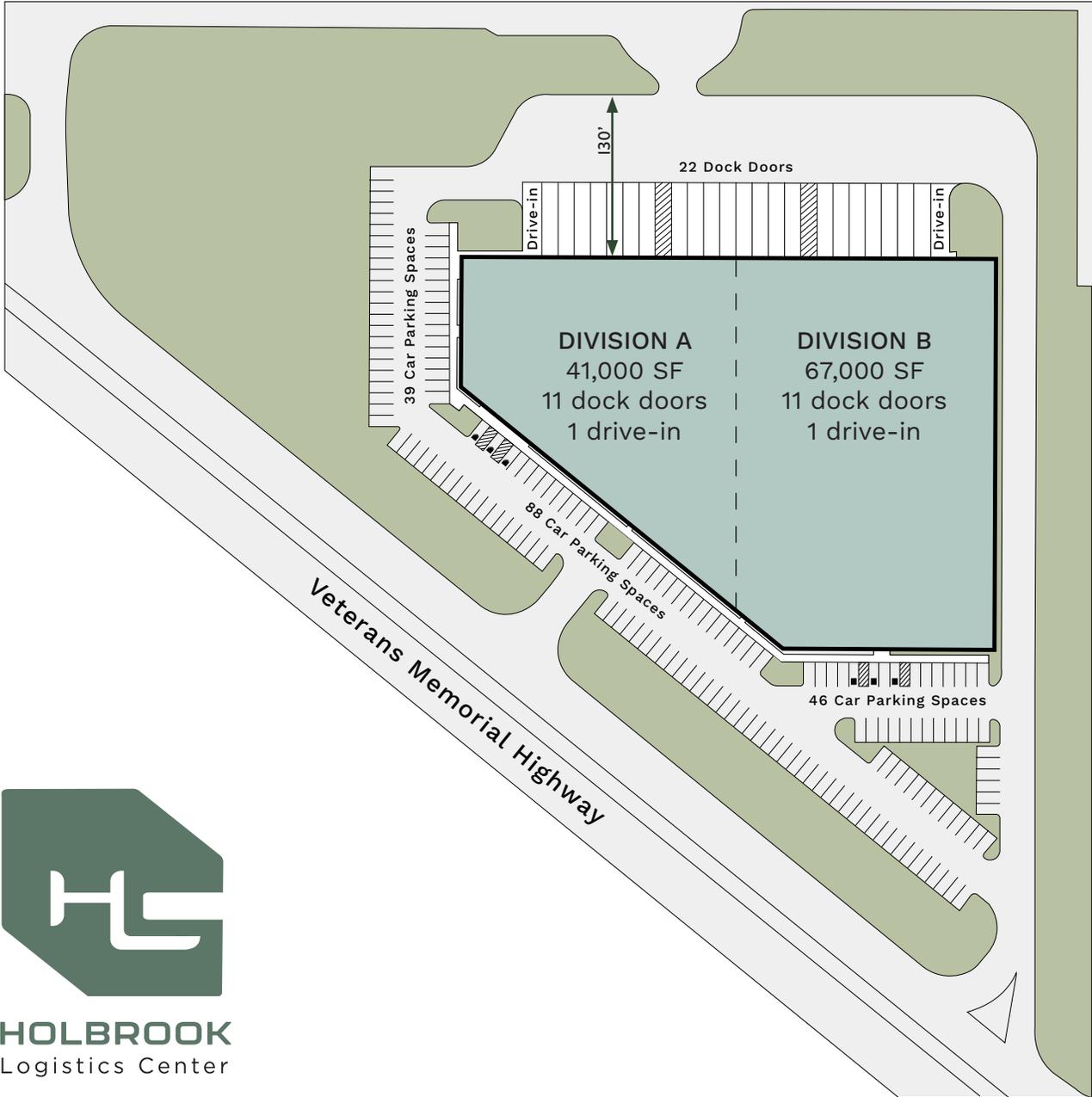
HOLBROOK
Logistics Center



±107,890 SF
DIVISIONS AVAILABLE



EAGLE CLIFF
REAL ESTATE PARTNERS



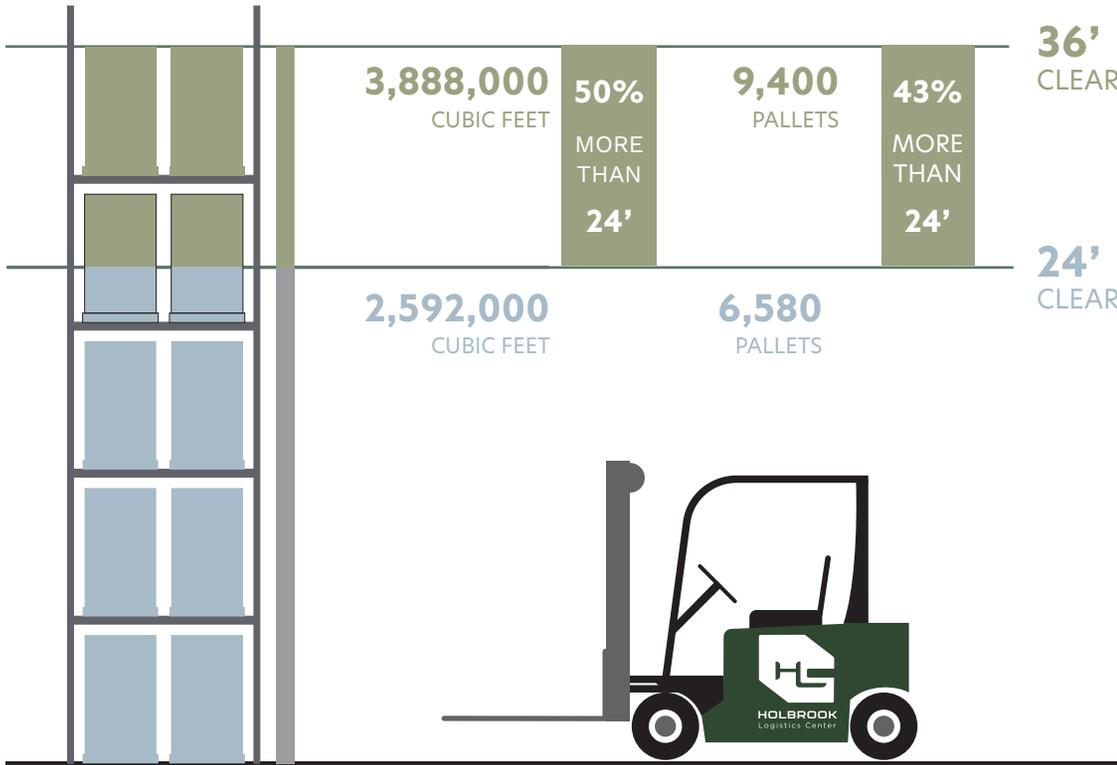
- BUILDING SIZE:** +/- 107,890 SF
- PLOT:** 8.12 acres
- OFFICE SIZE:** BTS
- CEILING HEIGHT:** 36' clear
- LOADING:** 22 dock doors and 2 drive-in doors
- COLUMN SPACING:** 50' X 54'
- SPEED BAY:** 60'
- PARKING:** 167 spaces
- POWER:** 2,500 amps 480/227V
- SPRINKLERS:** ESRF
- COMMENTS:**
 - IDA tax abatement
 - Excellent visibility
 - Will divide



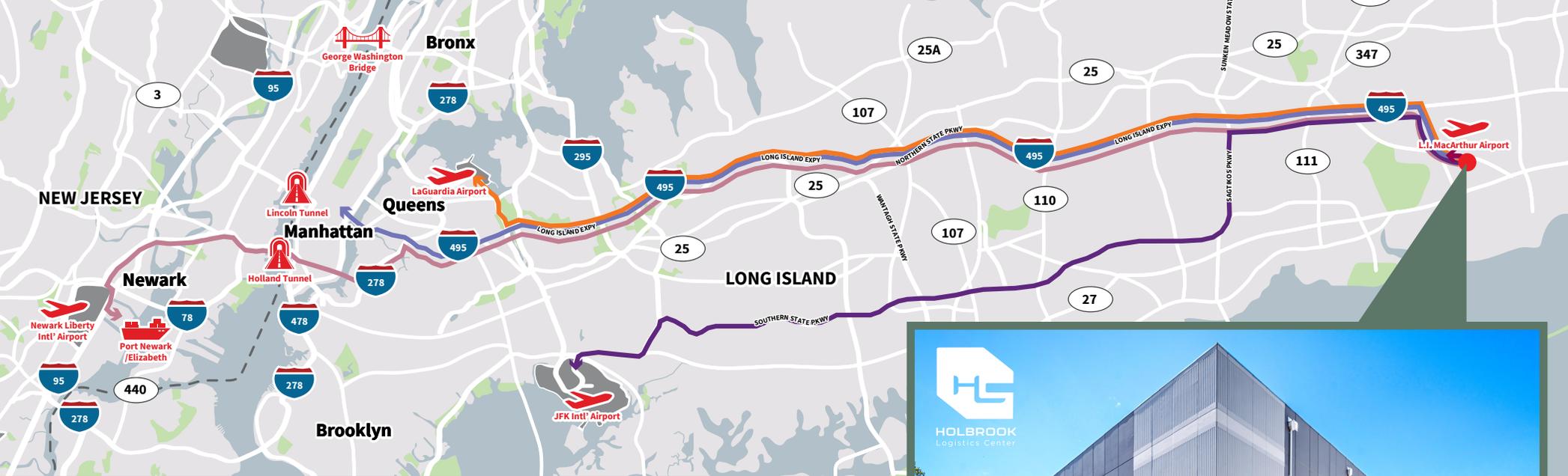
SITE PLAN AND SPECS

HIGH-CAPACITY CUBE STORAGE

HOLBROOK LOGISTICS CENTER



**STORAGE
CAPACITY &
PROGRESS**



EXCLUSIVE LEASING

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LOCATION



EAGLECLIFF
REAL ESTATE PARTNERS