

# BROOKHAVEN LOGISTICS CENTER



1001 EXPRESSWAY DRIVE NORTH | YAPHANK | NEW YORK | 11980

550,000 TOTAL SF | DIVISIONS 50,000 SF AND LARGER | CLASS A INDUSTRIAL CENTER | Q1 2024 DELIVERY



495

**169,724 SF**

**176,760 SF**

495

**203,548 SF**

**5.25 ACRES OF ADDITIONAL PARKING,  
TRAILER STORAGE, OR EQUIPMENT  
STORAGE AREA**





## OVERVIEW

- **Brookhaven Logistics Center** is a divisible 550,000 square foot 3 building industrial campus on a 71-acre site.
- The Project is located at the north-side of the Long Island Expressway (I-495) at Exit 66 with direct access to the westbound onramp in Yaphank, New York.
- 5.25 Acres to be utilized as additional parking (608 stalls), trailer storage, or equipment/material storage.
- **The Project will deliver Q1 2024.**
- Each building is easily divisible into 50,000 square feet or larger tenant spaces.
- Property enjoys a 12 year property tax abatement (PILOT) from the Town of Brookhaven Industrial Development Agency (TOBIDA)
- Businesses will benefit from the robust labor force of Suffolk County, with 265,548 potential employees living within a 10-mile radius.
- Tenants can apply to TOBIDA for additional sales tax benefits.



# HIGHLIGHTS

**BROOKHAVEN LOGISTICS CENTER**  
1001 EXPRESSWAY DRIVE NORTH  
DELIVERY Q1 2024

**PARKING STALLS**  
767 (+608 LAND-BANKED)  
OR ADDITIONAL TRAILER STALLS  
OR EQUIPMENT STORAGE AREA ON  
5.25 ACRES

**OFFICE SPACE**  
BTS UPON TENANT  
PROPOSAL

**DIVISIONS**  
50,000 SF AND LARGER

**BLDG A**  
203,548 SF  
38 DOCKS  
4 DRIVE IN/ OUT BAYS  
PARKING 263  
36' CLEAR  
SEWERED

**BLDG B**  
176,670 SF  
32 DOCKS  
3 DRIVE IN/ OUT BAYS  
PARKING 259  
36' CLEAR  
SEWERED

**BLDG C**  
169,724 SF  
30 DOCKS  
3 DRIVE IN/ OUT BAYS  
PARKING 245  
36' CLEAR  
SEWERED

PROP. RECHARGE  
BASIN AREA

AREA TO REMAIN  
UNDISTURBED (TYP.)

PROP. LIMIT OF  
DISTURBANCE LINE (TYP.)

AREA TO REMAIN  
UNDISTURBED (TYP.)

BETWEEN SERVICE ROADS  
(VARIABLE WIDTH R.O.D.M.)  
(ASPHALT ROADWAY)  
(ONE WAY TRAFFIC)

PROP. MONUMENT SIGN  
(DESIGN BY OTHERS)

**LONG ISLAND EXPRESSWAY**

SECTION 635  
BLOCK 5  
LOT 1  
ALL LOTS OF  
THE TOWN OF BROOKHAVEN  
LOT 1000, PAGE 447

ZONE: L1 LIGHT INDUSTRY  
USE: VACANT

SECTION 635  
BLOCK 5  
LOT 2  
ALL LOTS OF  
THE TOWN OF BROOKHAVEN  
LOT 1000, PAGE 447

ZONE: L1 LIGHT INDUSTRY  
USE: VACANT

SECTION  
BLOCK  
LOT 6

SECTION 636  
BLOCK 1  
LOT 6.4  
ALL LOTS OF  
THE TOWN OF BROOKHAVEN  
LOT 1000, PAGE 447

ZONE: L1 LIGHT INDUSTRY  
USE: VACANT

SECTION 636  
BLOCK 1  
LOT 6.5  
ALL LOTS OF  
THE TOWN OF BROOKHAVEN  
LOT 1000, PAGE 447

ZONE: L1 LIGHT INDUSTRY  
USE: VACANT

SECTION 663 BLOCK 1  
LOT 21

AREA TO REMAIN  
UNDISTURBED

SECTION  
BLOCK  
LOT

ALL LOTS OF  
THE TOWN OF BROOKHAVEN  
LOT 1000, PAGE 447

ZONE: L1 LIGHT INDUSTRY  
USE: VACANT



# PILOT PLAN

**BROOKHAVEN LOGISTICS CENTER**  
1001 EXPRESSWAY DRIVE NORTH  
DELIVERY Q1 2024

| YEAR | PILOT PSF | PILOT ( Annual) |
|------|-----------|-----------------|
| 1    | \$0.0735  | \$40,448        |
| 2    | \$0.0750  | \$41,257        |
| 3    | \$0.32    | \$177,188       |
| 4    | \$0.66    | \$361,463       |
| 5    | \$1.01    | \$553,039       |
| 6    | \$1.37    | \$752,132       |
| 7    | \$1.74    | \$958,969       |
| 8    | \$2.13    | \$1,173,778     |
| 9    | \$2.54    | \$1,396,795     |
| 10   | \$2.96    | \$1,628,265     |
| 11   | \$3.40    | \$1,868,433     |
| 12   | \$3.85    | \$2,117,558     |

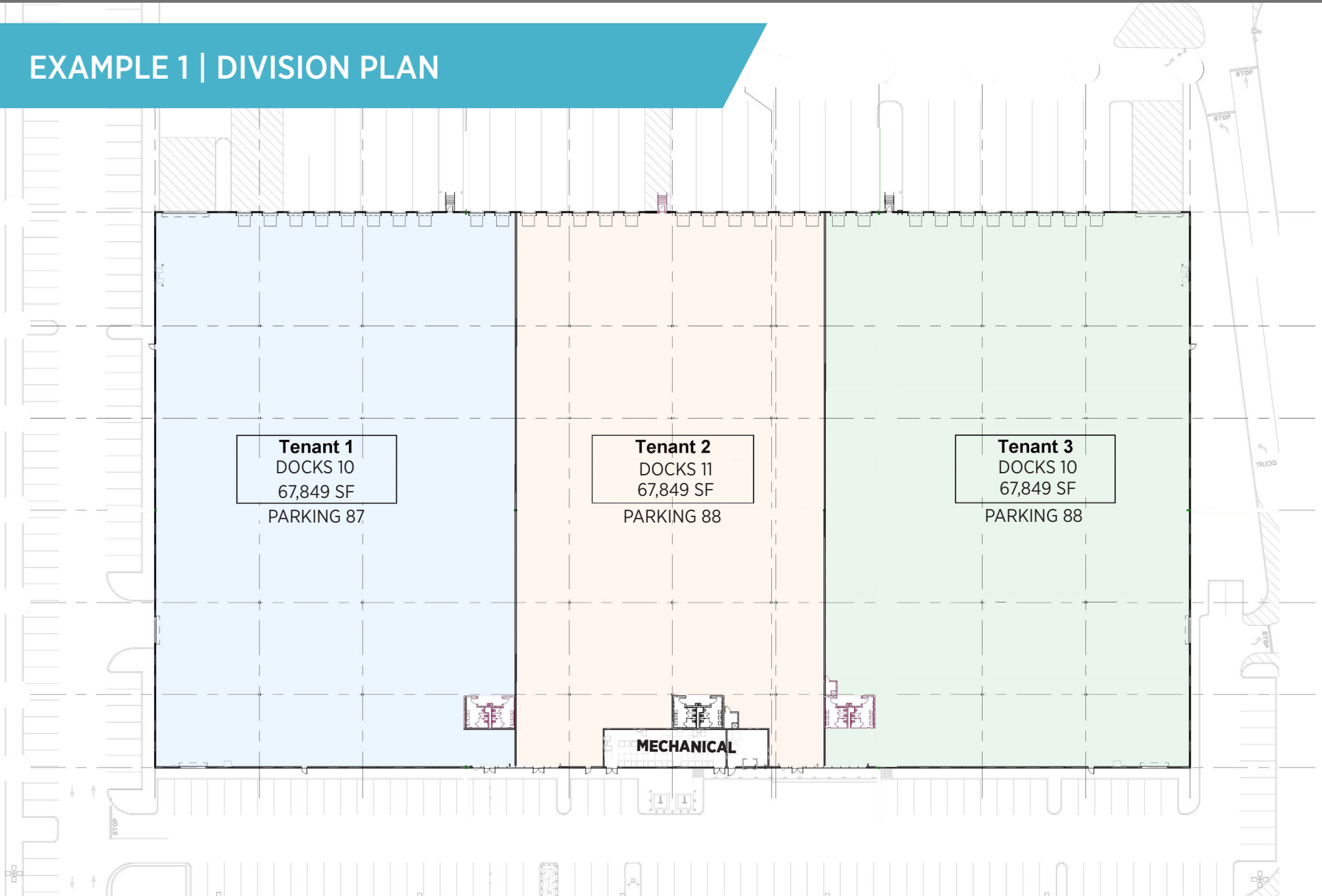
*\* The Real Estate PSF tax calculation will be based upon actual square footage occupied.*



# FLOOR PLAN

BROOKHAVEN LOGISTICS CENTER  
1001 EXPRESSWAY DRIVE NORTH  
DELIVERY Q1 2024

## EXAMPLE 1 | DIVISION PLAN

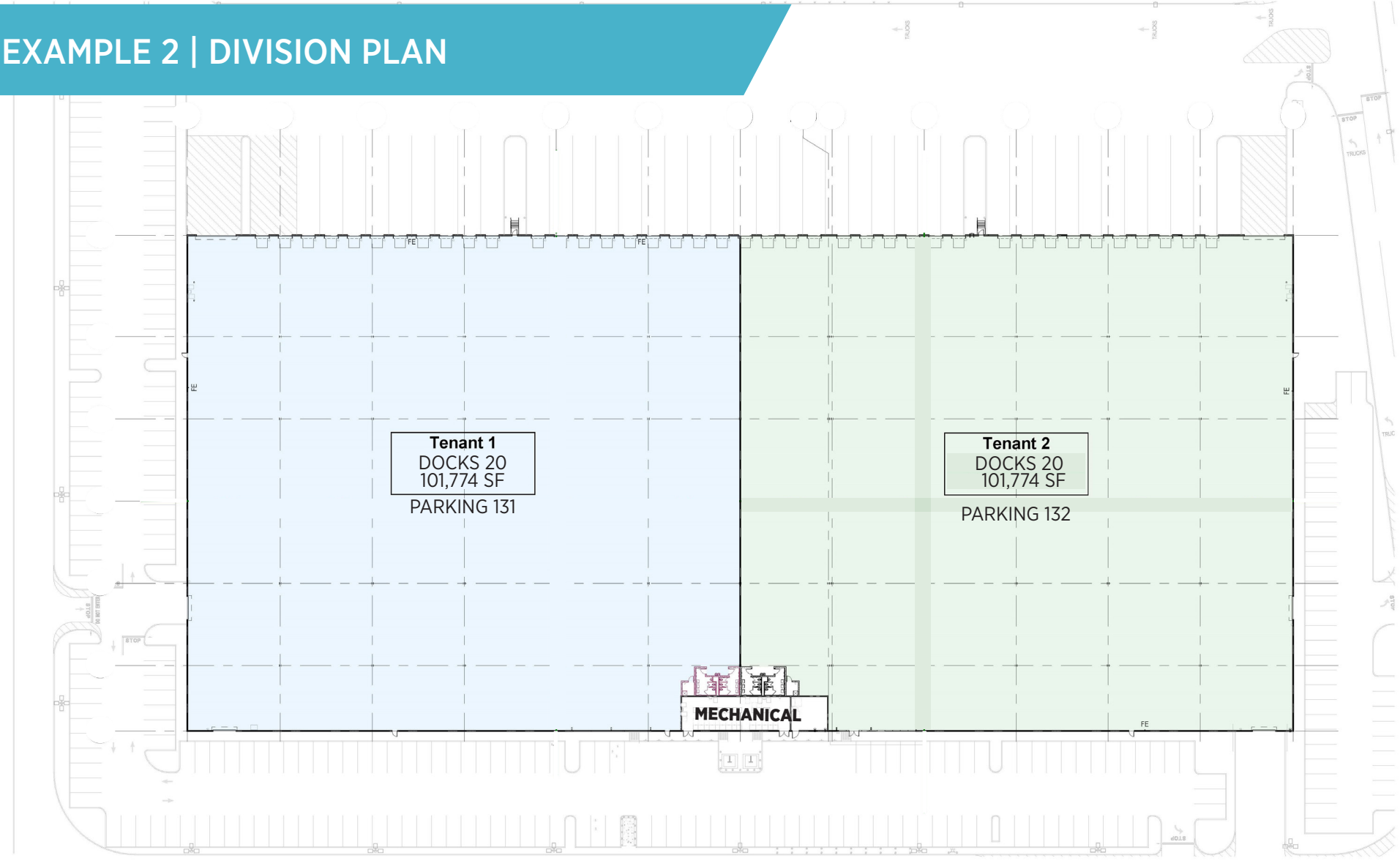




# FLOOR PLAN

**BROOKHAVEN LOGISTICS CENTER**  
1001 EXPRESSWAY DRIVE NORTH  
DELIVERY Q1 2024

## EXAMPLE 2 | DIVISION PLAN





# LOCATION

**BROOKHAVEN LOGISTICS CENTER**  
1001 EXPRESSWAY DRIVE NORTH  
DELIVERY Q1 2024



**NASSAU COUNTY | 30.0 MILES**



**HAMPTONS | 13.0 MILES**



**NEW YORK CITY | 54.0 MILES**



# BROOKHAVEN RAIL TERMINAL

**BROOKHAVEN LOGISTICS CENTER**  
1001 EXPRESSWAY DRIVE NORTH  
DELIVERY Q1 2024

Welcome to **Brookhaven Rail Terminal (BRT)**, the future of safe and sustainable rail freight transportation that is better for the environment than truck transport to and from the Long Island, New York consumer market. With BRT, Long Island businesses and consumers now have increased access to world markets through BRT's connection to the national rail network. Shippers, producers and suppliers have the ability to use BRT to ship and store commodities, providing them with a significant competitive advantage.

## STRATEGIC LOCATION

- The freight carrier on the LIRR is the New York and Atlantic which connects to the national rail network via Fresh Ponds in Glendale, New York.
- Located in Yaphank, New York, BRT is immediately adjacent to the Long Island Rail Road (LIRR) and the Long Island Expressway (I-495) providing direct rail and road access.
- BRT is the first modern era, multi-modal rail freight facility on Long Island to provide rail based shipping, warehousing and logistics solutions.

## FLEET SERVICES

BRT handles construction aggregates, building materials and intermodal Trailer on Flat Car (TOFC) and Container on Flat Car (COFC) transport. Additionally, BRT can provide the following value-added rail terminal operations:

- Logistics Services
- Transloading Services
- Management Information
- Maintenance and Repair
- Local Trucking
- Dry and Refrigerated Warehousing
- Container Freight Stations/Container Yard (CFS/CY)
- Distribution Services





# BROOKHAVEN LOGISTICS CENTER



1001 EXPRESSWAY DRIVE NORTH | YAPHANK | NEW YORK | 11980

550,000 TOTAL SF | DIVISIONS 50,000 SF AND LARGER | CLASS A INDUSTRIAL CENTER | Q1 2024 DELIVERY

**FOR MORE INFORMATION, PLEASE CONTACT:**



**Frank Frizalone, SIOR**  
P: +1 631 425 1242  
Frank.Frizalone@cushwake.com



**Frank Liggio**  
P: +1 718 512 2611  
Frank.Liggio@cushwake.com



**Nick Gallipoli**  
P: +1 631 425 1217  
NickG@cushwake.com



**John Giannuzzi**  
P: +1 631 425 1228  
John.Giannuzzi@cushwake.com

©2022 Cushman & Wakefield.

The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.