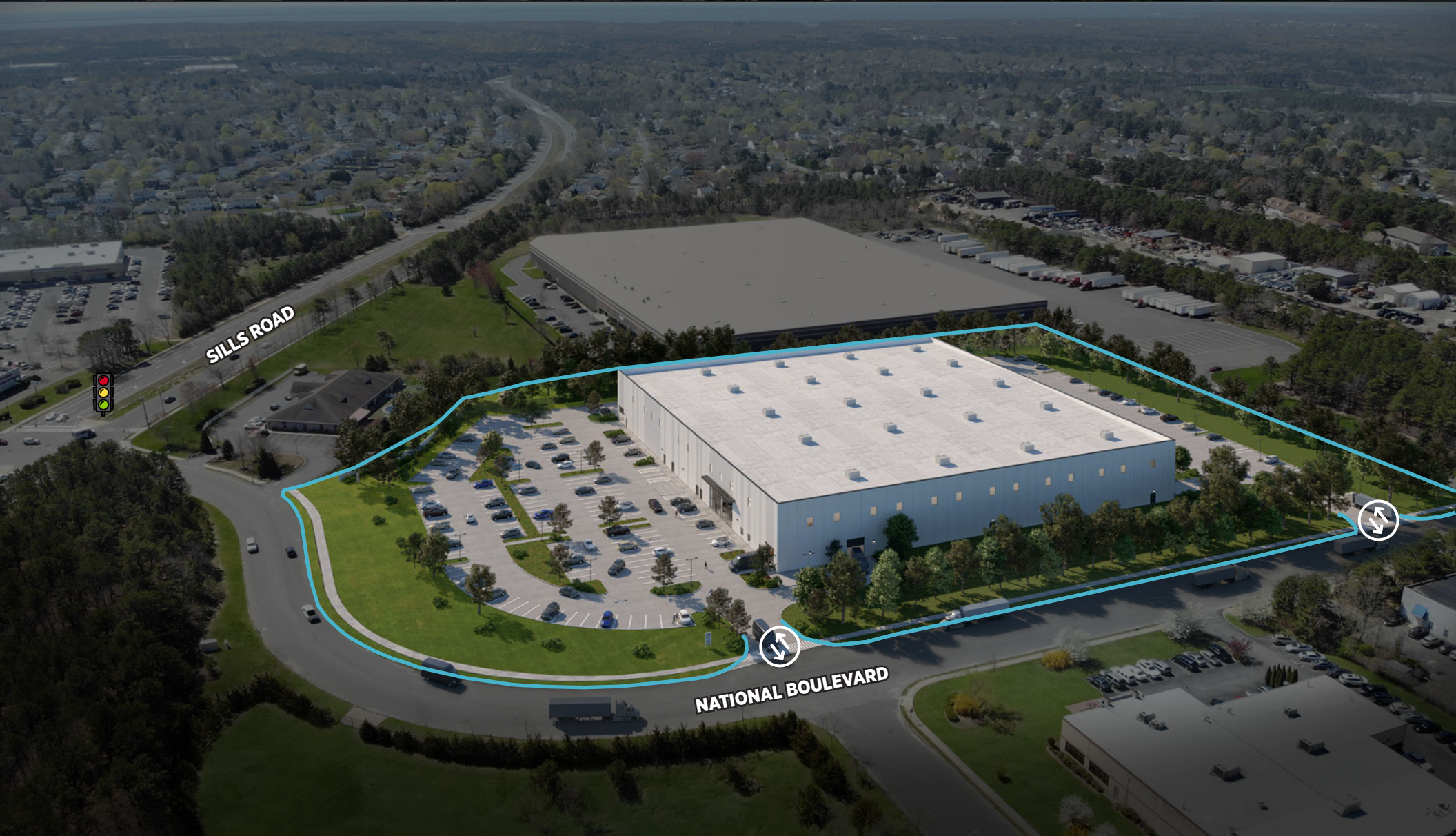


# MEDFORD LOGISTICS CENTER

645 NATIONAL BOULEVARD | MEDFORD, NEW YORK

129,237 SF | DIVISIONS 50,000 SF AND LARGER | CLASS A INDUSTRIAL CENTER | Q4 2023 DELIVERY







## OVERVIEW

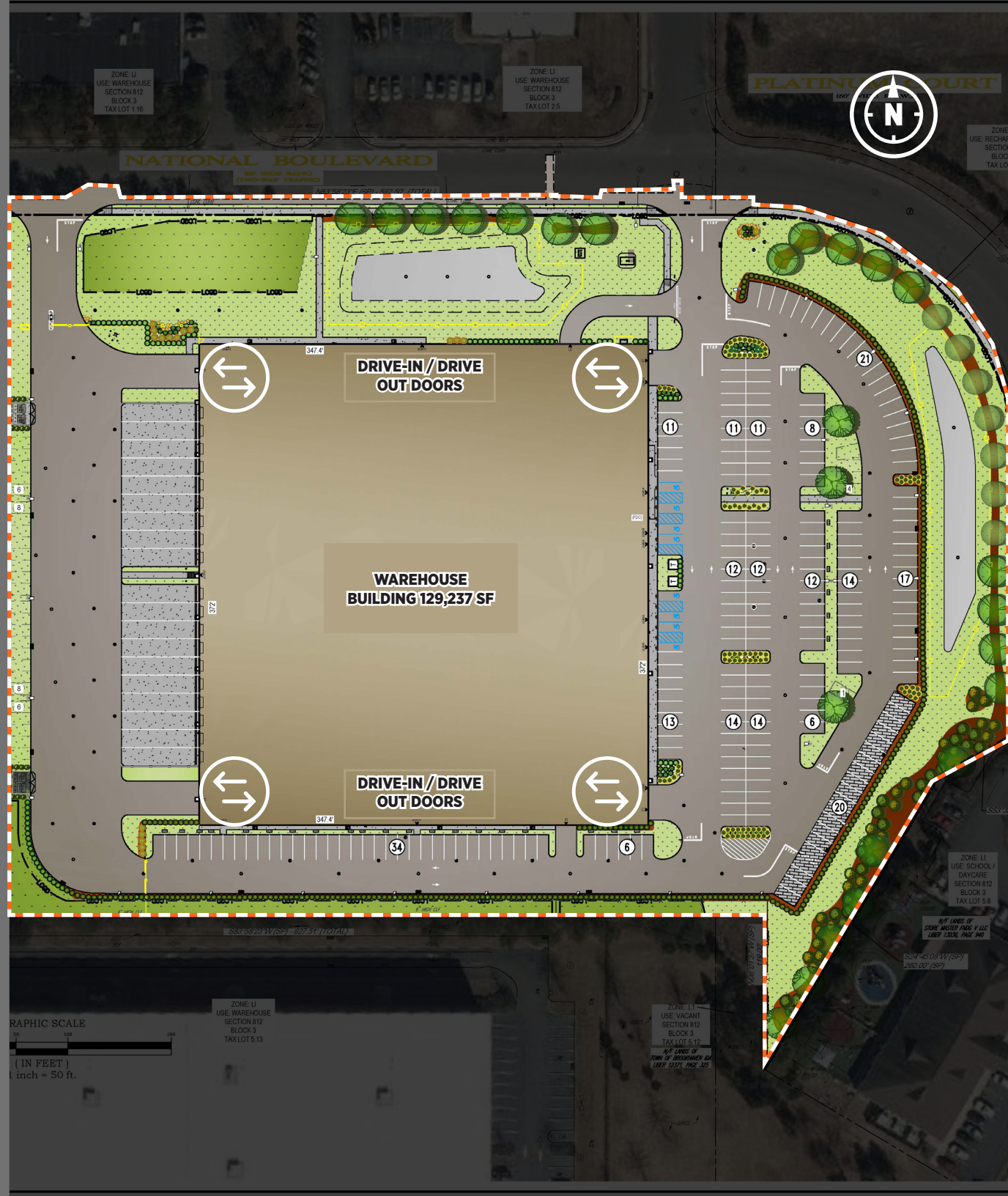
- **Medford Logistics Center at 645 National Boulevard** is a divisible 129,237 square foot industrial building on a 10-acre site.
- The Project is located off a signalized intersection on Sills Road and National Boulevard in Medford, New York.
- The Project will deliver **Q4 2023**.
- Easily divisible into 50,000 square feet or larger tenant spaces.
- Strategically located between the Long Island Expressway (I-495) and the Sunrise Highway (Rt-27).
- 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 255,690 potential employees living within a 10-mile radius.
- Tenants can apply to TOBIDA for additional sales tax benefits.



# HIGHLIGHTS

645 NATIONAL BOULEVARD  
DELIVERY Q4 2023

<b>BUILDING SIZE</b>	129,237 SF
<b>DIVISIONS</b>	50,000 SF +
<b>LOT SIZE</b>	10 Acres
<b>OFFICE SPACE</b>	BTS - Based Upon Tenant Proposal
<b>DELIVERY</b>	Q4 2023
<b>CEILING HEIGHT</b>	36' Clear
<b>COLUMN SPACING</b>	56' X 56'
<b>SPRINKLERS</b>	ESFR
<b>DOCKS</b>	18
<b>DRIVE-INS / DRIVE OUT BAYS</b>	4
<b>PARKING</b>	269 (+33 Land-banked Stalls)
<b>PILOT</b>	12 Years
<b>SEWERED</b>	Yes



# PILOT PLAN

645 NATIONAL BOULEVARD  
DELIVERY Q4 2023

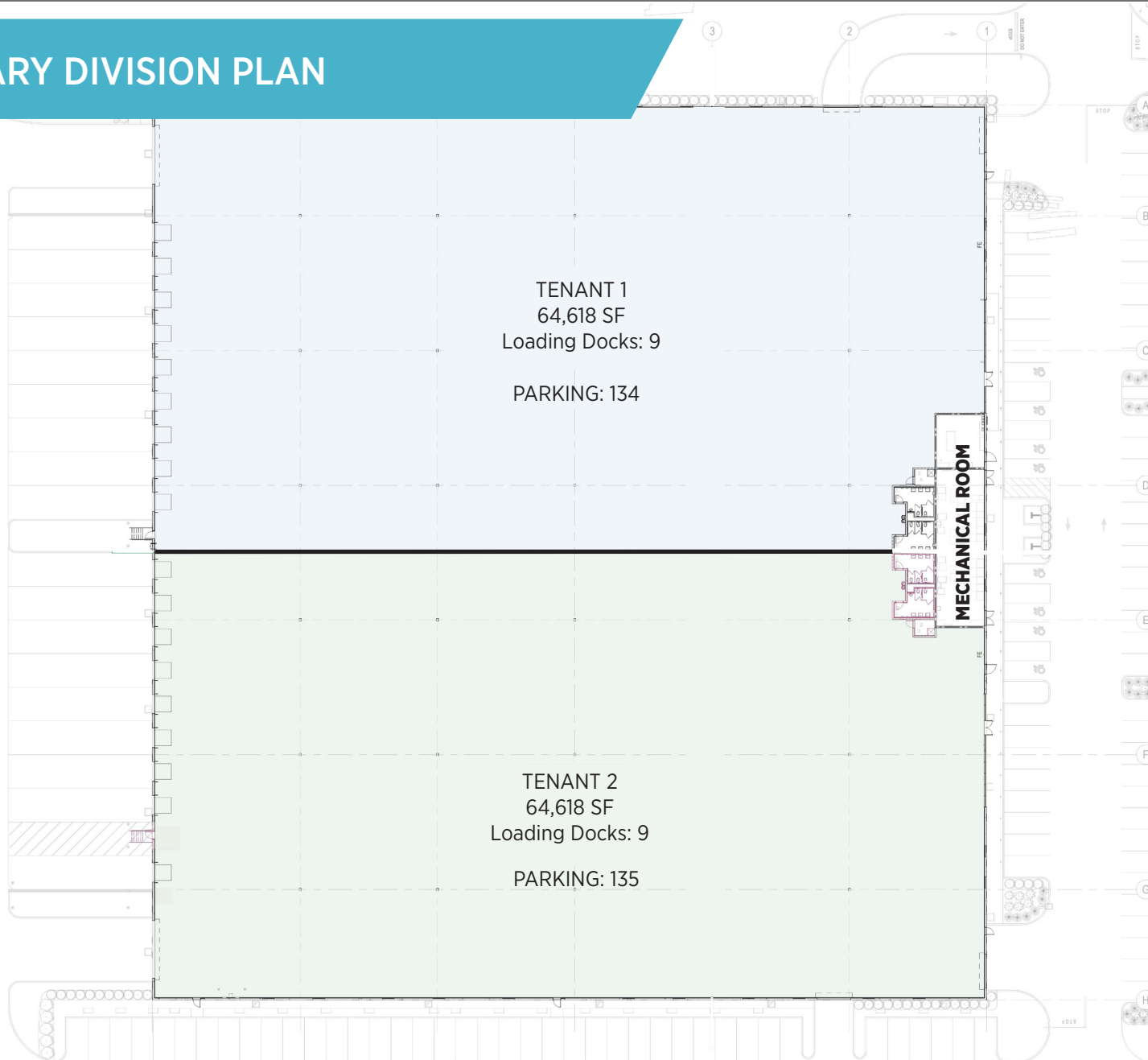
YEAR	PILOT PSF	PILOT ( Annual)
1	\$0.185	\$23,931
2	\$0.189	\$24,409
3	\$0.30	\$39,392
4	\$0.62	\$80,359
5	\$0.95	\$122,950
6	\$1.29	\$167,212
7	\$1.65	\$213,195
8	\$2.02	\$260,950
9	\$2.40	\$310,531
10	\$2.80	\$361,990
11	\$3.21	\$415,383
12	\$3.64	\$470,768

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

# FLOOR PLAN

645 NATIONAL BOULEVARD  
DELIVERY Q4 2023

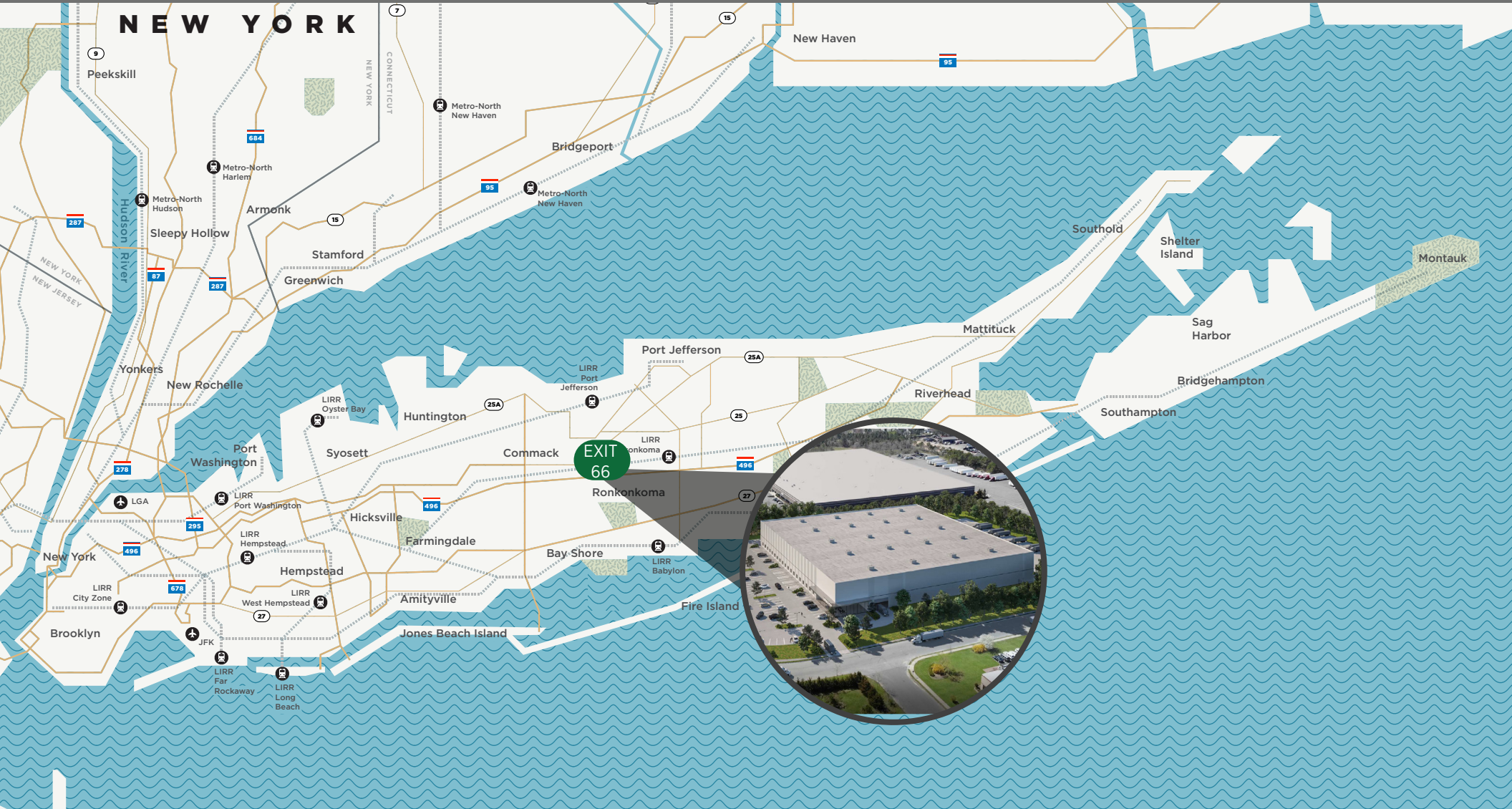
## PRELIMINARY DIVISION PLAN





# LOCATION

645 NATIONAL BOULEVARD  
DELIVERY Q4 2023



**NASSAU COUNTY | 30.0 MILES**



**HAMPTONS | 13.0 MILES**



**NEW YORK CITY | 54.0 MILES**



# BROOKHAVEN RAIL TERMINAL

645 NATIONAL BOULEVARD  
DELIVERY Q4 2023

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.

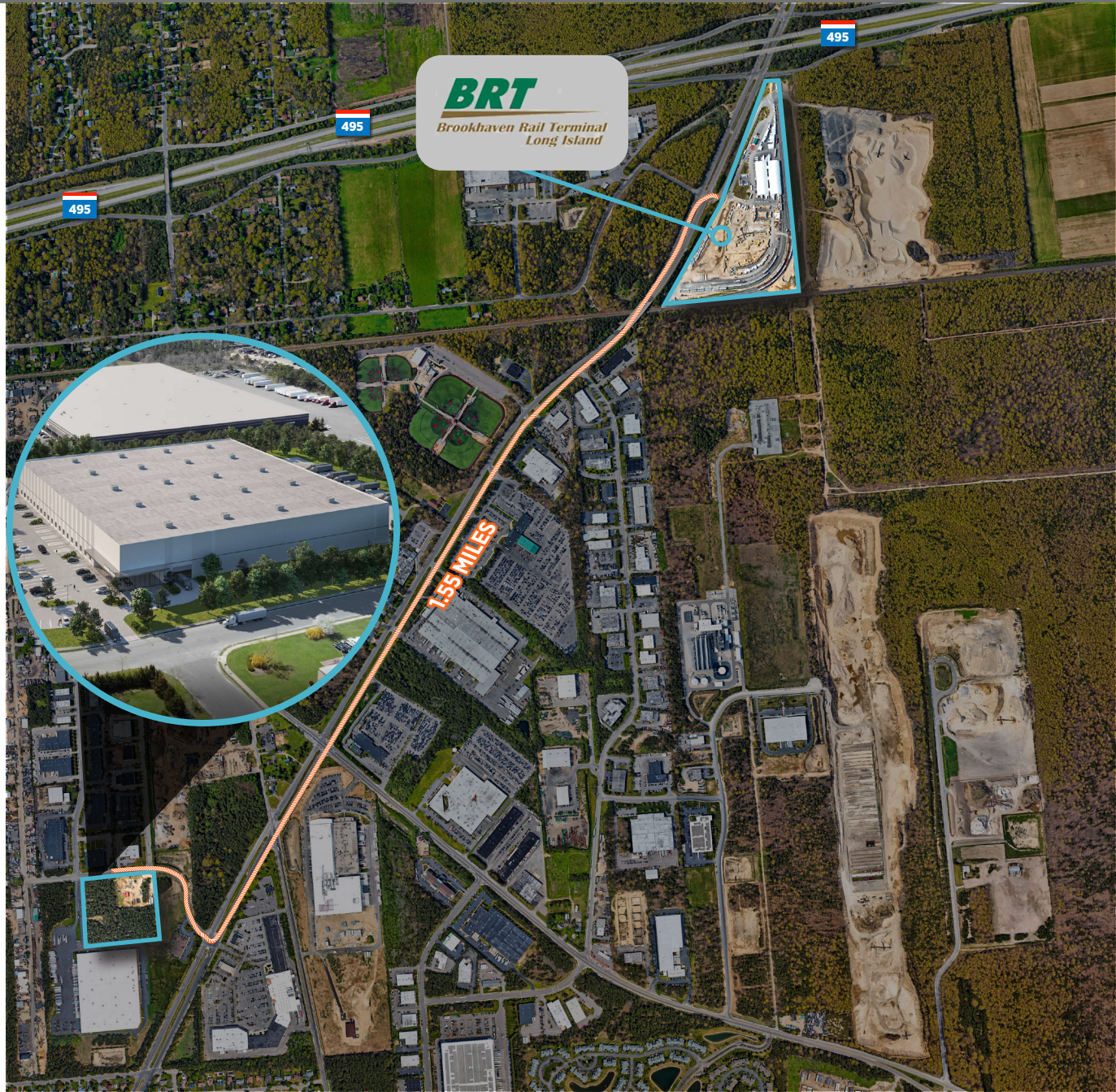
## STRATEGIC LOCATION

- 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





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