

A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM LEASING OPPORTUNITY

# EXPRESSWAY INDUSTRIAL PARK

1 CA PLAZA, ISLANDIA, NEW YORK

PHASE 1 UNDER CONSTRUCTION | Q3 2025 OCCUPANCY



TWO (2) INDUSTRIAL FACILITIES | 60,000 - 118,900 SF AVAILABILITIES  
POTENTIAL TO ACCOMMODATE UP TO 256,878 SF





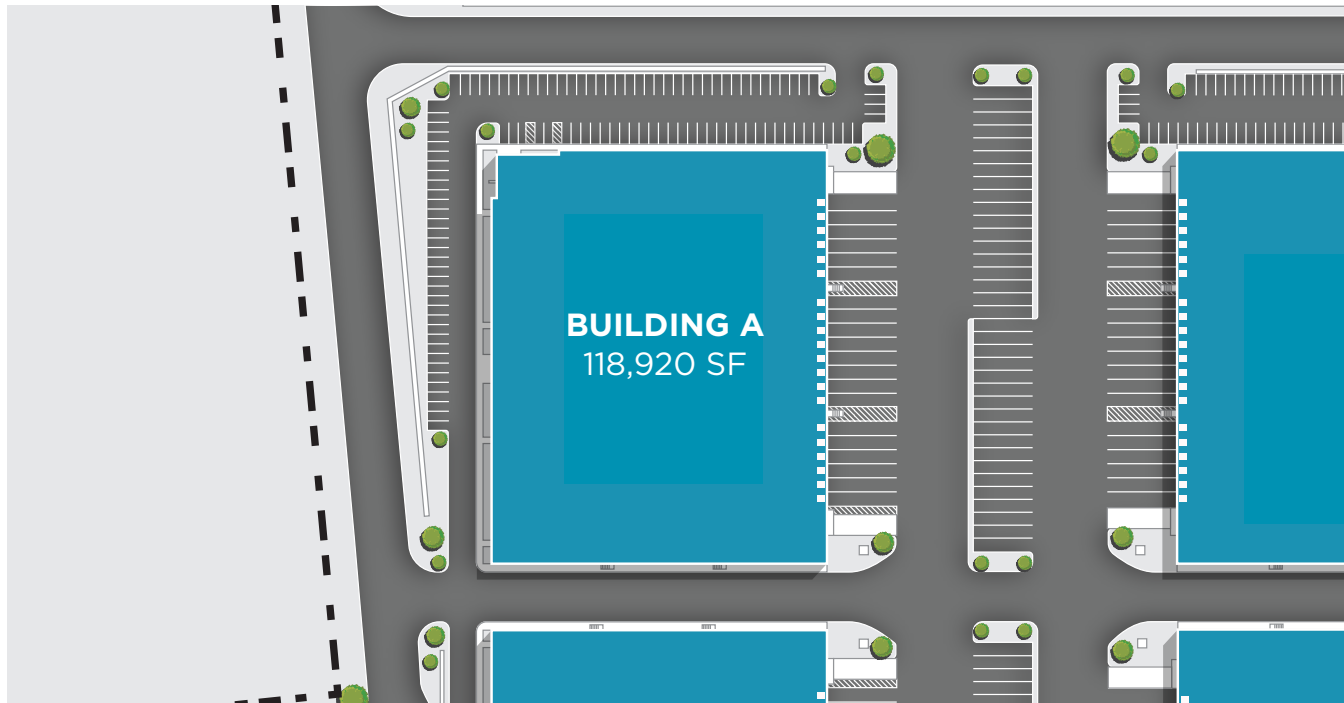
# PHASE 1

## BUILDING A

**DIVISIONS 60,000± SF**

### BUILDING A

TOTAL SF	118,920
CLEAR HEIGHT	40'
LOADING DOCKS	20
DRIVE-INS	2
COLUMN SPACING	54' x 50'
POWER	1600A, 3-Phase
CAR PARKS	112
TRAILER STALLS	18
SEWERED	Yes
REAL ESTATE TAXES	\$1.62 PSF



### ADDITIONAL FEATURES

- Connected to sewer
- Additional 33 banked trailer parking stalls adjacent to building B
- Ten (10) year IDA PILOT for qualified users
- Four means of ingress/ egress
- Immediate access to the LIE (I-495)
- Divisions available 60,000± SF
- Potential to accomodate up to 256,878 SF

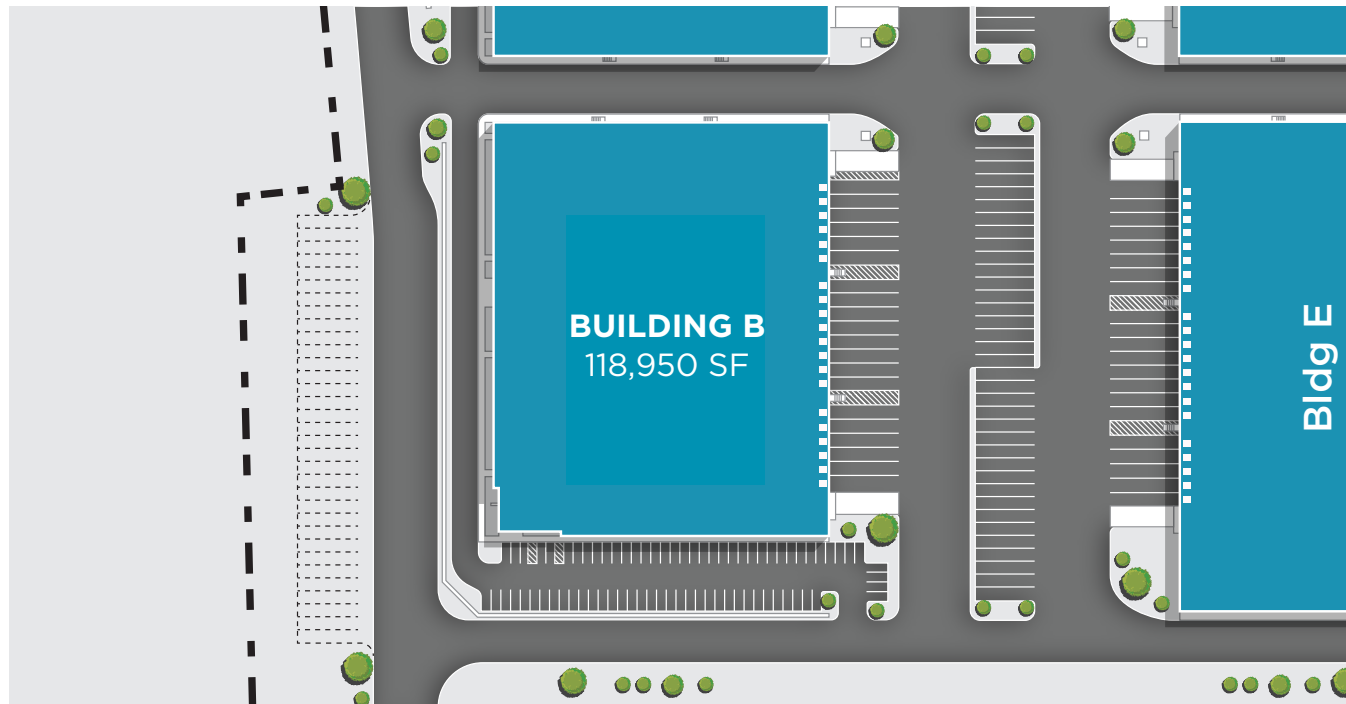
# PHASE 1

## BUILDING B

**DIVISIONS 60,000± SF**

### BUILDING A

TOTAL SF	118,950
CLEAR HEIGHT	40'
LOADING DOCKS	20
DRIVE-INS	2
COLUMN SPACING	54' x 50'
POWER	1600A, 3-Phase
CAR PARKS	75
TRAILER STALLS	18
SEWERED	Yes
REAL ESTATE TAXES	\$1.62 PSF



### ADDITIONAL FEATURES

- Connected to sewer
- Additional 33 banked trailer parking stalls adjacent to building B
- Ten (10) year IDA PILOT for qualified users
- Four means of ingress/ egress
- Immediate access to the LIE (I-495)
- Divisions available 60,000± SF
- Potential to accomodate up to 256,878 SF

# PHASE 1

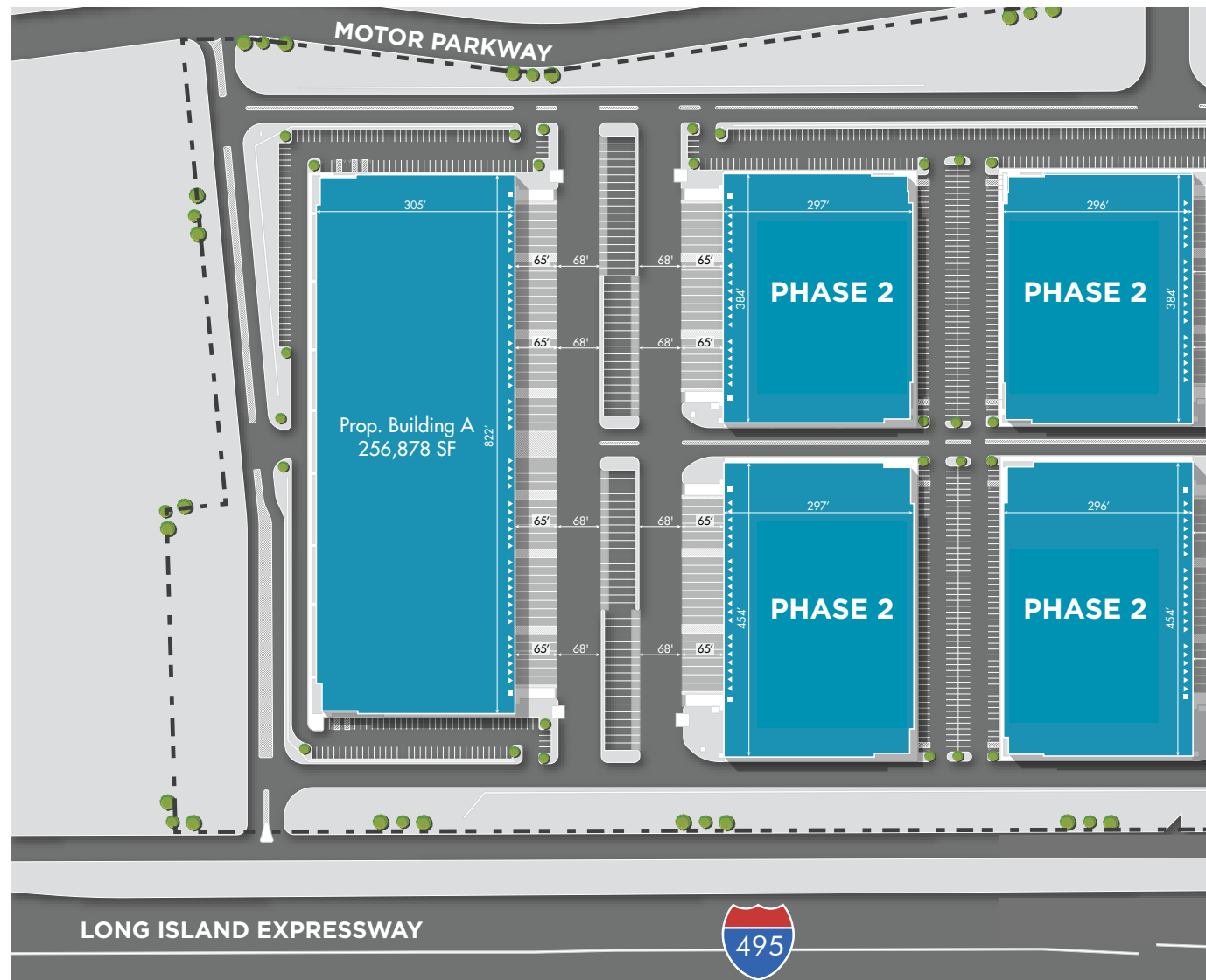
## BUILT TO SUIT

**DIVISIONS 125,000± SF**

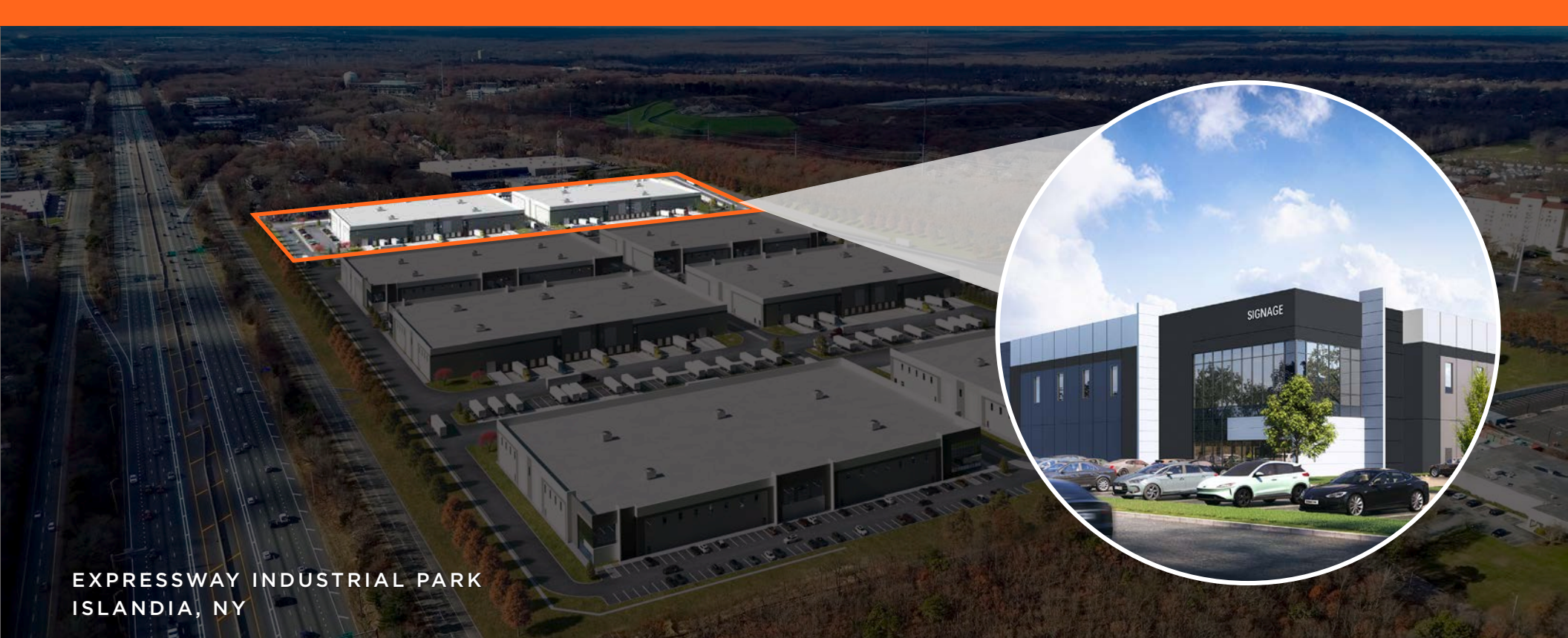
### SINGLE BUILDING DESIGN

<b>TOTAL SF</b>	256,878 SF
<b>CLEAR HEIGHT</b>	40'
<b>LOADING DOCKS</b>	48
<b>DRIVE-INS</b>	2
<b>COLUMN SPACING</b>	54' x 50'
<b>POWER</b>	1600A, 3-Phase
<b>CAR PARKS</b>	188
<b>TRAILER STALLS</b>	36
<b>SEWERED</b>	Yes
<b>REAL ESTATE TAXES</b>	\$1.62 PSF

*\*33 banked trailer parking stalls adjacent to proposed building*







EXPRESSWAY INDUSTRIAL PARK  
ISLANDIA, NY

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## PROPERTY WEBSITE



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