

CROSSWAYS

LOGISTICS CENTER

1 MEDIA CROSSWAYS | WOODBURY, NEW YORK

104,544 SF REMAINING

DIVISIONS 35,000 SF | 50,000 SF | 65,000 SF



LESS THAN 1 MILE
FROM L.I.E.



FLEET & TRAILER
PARKING



DIVISIONS AVAILABLE
(PAGE 3)

SITE PLAN

AVAILABLE



0.80 MILES
TO EXIT 44



Building Specifications

Available Size: 104,544 SF

See division plans (Page 3)

Office Space: Up to 30%

Acreage: ± 9.00 Acres

Loading: 27 Docks, 1 Drive-In

Trailer Parking: 18

Car Parking: 117 spaces
+ 43 landbanked

Clear Height: 36'

Column spacing: 54' x 50'

Sprinklers: ESFR

Speed Bays: 54' x 60'

IDA PILOT

Taxes: \$3.16 PSF '24/'25

Outdoor storage of *registered* commercial vehicles is a permitted principal use in the LI District. Section 246-7.7

DIVISION OPTIONS

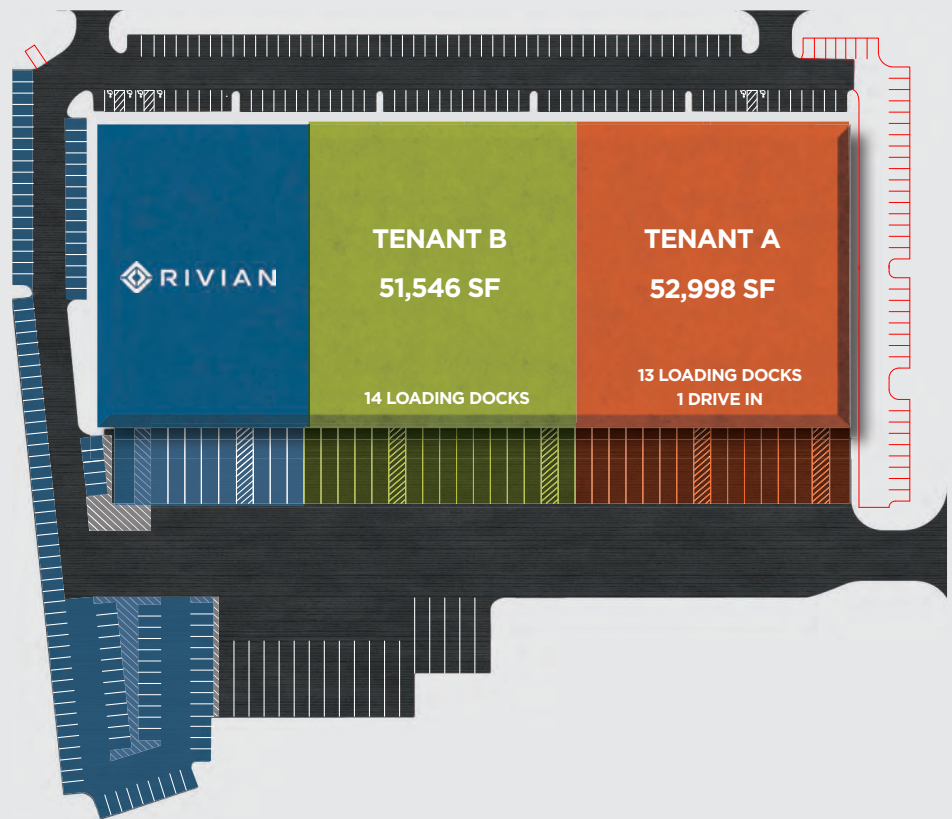
OPTION 1

Tenant A:

52,998 SF
13 Loading Docks
1 Drive-In

Tenant B:

51,546 SF
14 Loading Docks



OPTION 2

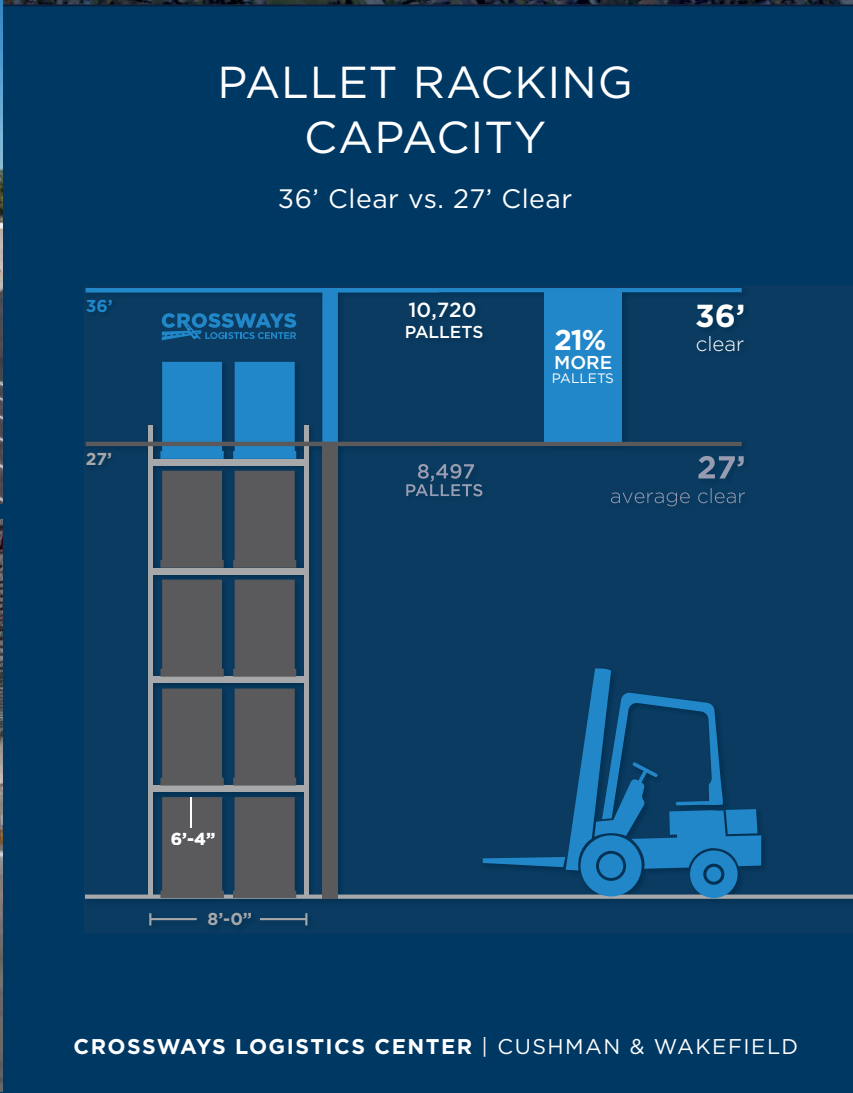
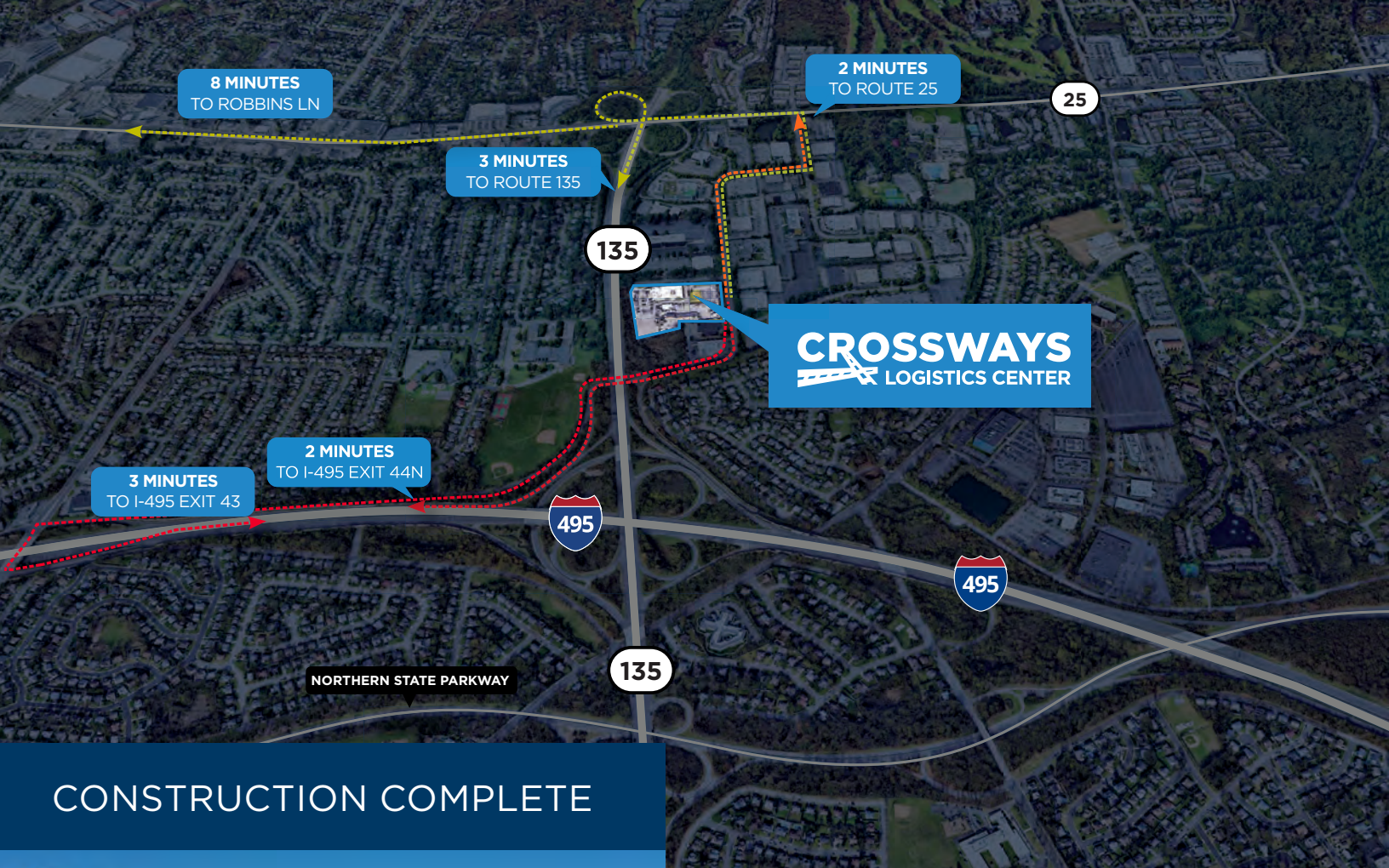
Tenant A:

66,066 SF
16 Loading Docks
1 Drive-In

Tenant B:

38,478 SF
11 Loading Docks





EXCELLENT HIGHWAY CONNECTIVITY

At the crossroads of I-495 and Route 135, this property location in Woodbury, NY benefits from close proximity to the New Jersey and New York markets.

Throgs Neck Bridge	19.6 mi
LaGuardia Airport	23 mi
JFK Airport	25.4 mi
George Washington Bridge	28.9 mi
Queens Midtown Tunnel	29.3 mi
Lincoln Tunnel	33.3 mi
Verrazano-Narrows Bridge	38.6 mi
Port Newark/Elizabeth	44.7 mi



Location Highlights:

22 minutes or 16 Miles
to Queens / Nassau
County Line.

Immediate proximity to
the large populations
of Brooklyn, Queens
and Nassau

Less than an hour from
New Jersey Meadowlands
and Port Newark

- Suffolk County
- Nassau County
- Queens
- Brooklyn



[CROSSWAYSLOGISTICSCENTER.COM](https://crosswayslogisticscenter.com)

CONTACT US

FOR MORE INFORMATION



Frank Frizalone, SIOR

Executive Managing Director

+1 631 425 1242

frank.frizalone@cushwake.com

Thomas DeLuca

Managing Director

+1 631 425 1237

thomas.deluca@cushwake.com

Nicholas Gallipoli

Managing Director

+1 631 926 2868

nicholas.gallipoli@cushwake.com

John Giannuzzi

Senior Associate

+1 631 425 1228

john.giannuzzi@cushwake.com

Mindy Lissner, SIOR

Vice Chair

+1 732 261 6319

mindy.lissner@cushwake.com

Bill Waxman, SIOR

Vice Chair

+1 201 394 9989

bill.waxman@cushwake.com

**ROCKEFELLER
GROUP**



©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.