

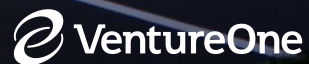
VenturePark ISP II

3175 VETERANS MEMORIAL HIGHWAY | RONKONKOMA, NEW YORK

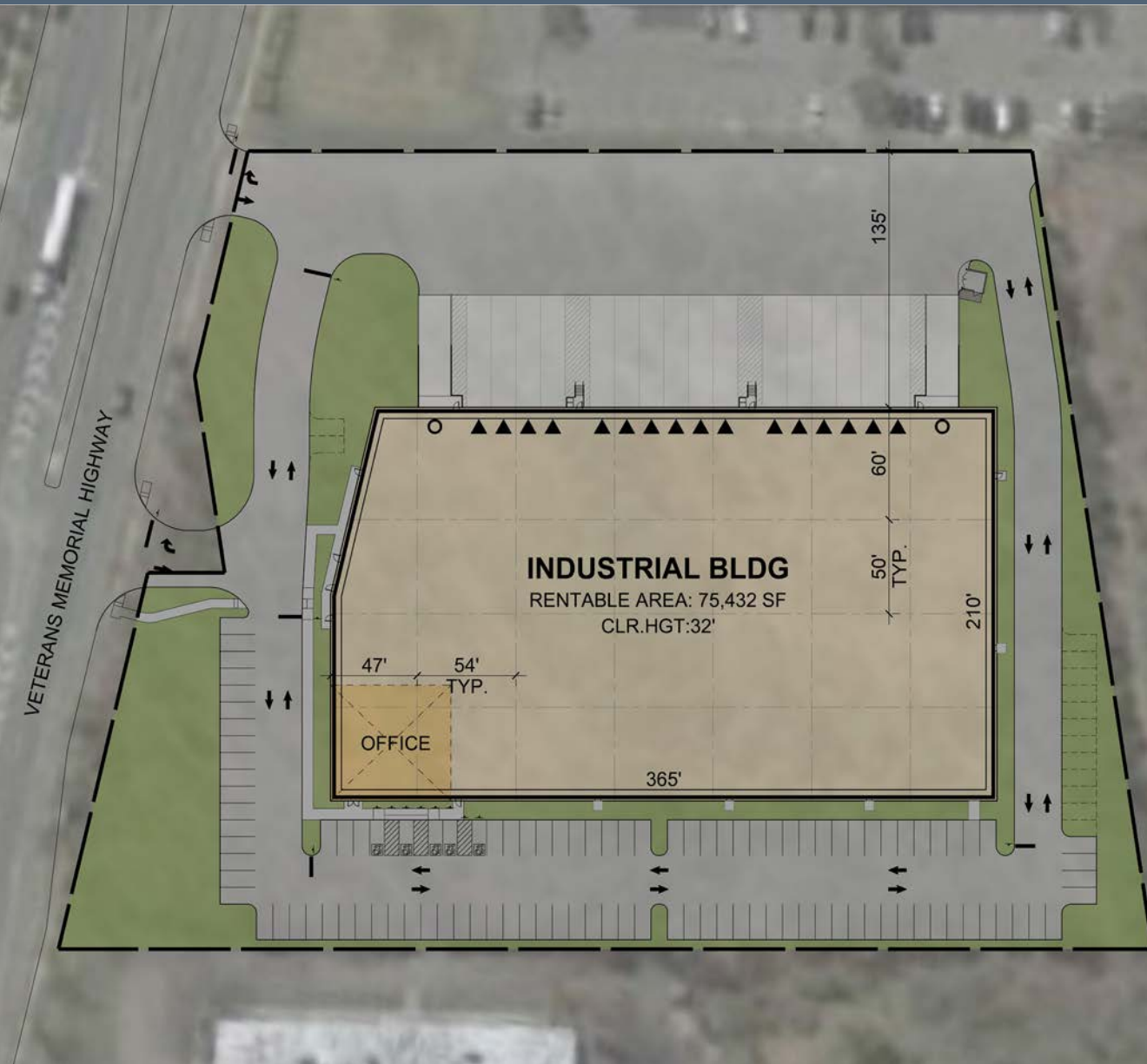
75,432 SF NEW CONSTRUCTION WAREHOUSE
FOR SALE OR LEASE



SHOVEL READY BUILT TO SUIT OPPORTUNITY



HIGHLIGHTS



TOTAL BUILDING SF	75,432 SF (Divisible - 42,351 SF / 35,081 SF)
OFFICE SF	To-Suit
CLEAR HEIGHT	32' Clear (Ability To Deliver 40' Clear)
LOADING	16 Docks 2 Drive-Ins (Expandable)
COLUMN SPACING	54' x 50' with 60' Speed Bays
PARKING	107 Stalls (Expandable To 121)
POWER	2,500 Amps
FRONTAGE	425' SF Of Frontage On Veterans Memorial Highway (454)
REAL ESTATE TAXES	\$0.75 PSF (10 Year PILOT)
DELIVERY	12 Months From Lease Execution
ADDITIONAL HIGHLIGHTS	Foreign Trade Zone #52

VenturePark ISP II

AT 3175 VETERANS MEMORIAL HIGHWAY



NASSAU COUNTY | 16 MILES



HAMPTONS | 27 MILES



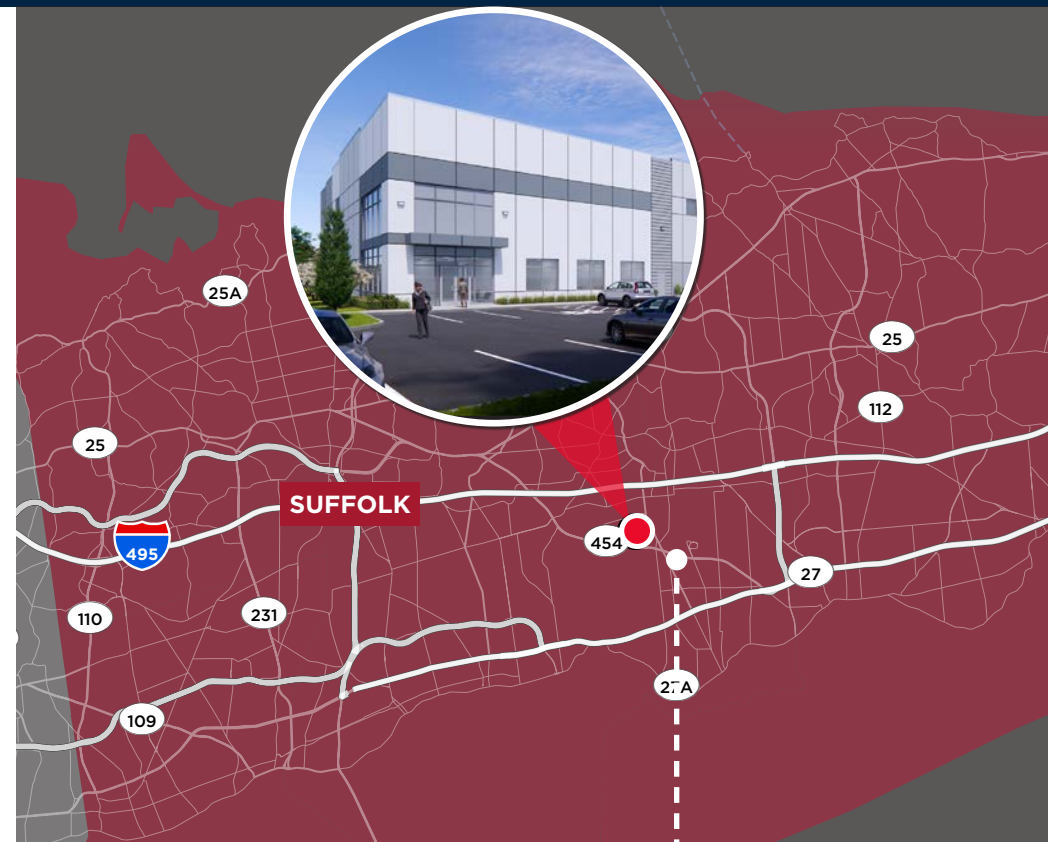
NYC | 34 MILES

WHAT IS A FOREIGN TRADE ZONE?

An FTZ is a designated site (usually near a customs port of entry) where foreign or domestic items are allowed to enter the United States without the payment of normal customs duties or government taxes. This helps global firms with US-based operations become more competitive on the world economic stage. FTZ tax breaks and other benefits offset the higher cost of doing business in the United States versus a foreign country, which usually has more affordable labor rates and cheaper real estate.

WHAT IS A FOREIGN TRADE ZONE?

- Duty Exemption -No duties or quota charges on re-exports.
- Duty Deferral -CBP duty and federal excise tax, if applicable, are paid only when the merchandise is transferred from the zone for consumption.
- Duty Reduction -Finished products manufactured or assembled in an FTZ from imported components maybe subject to a lower rate of duty. A manufacturer may elect to pay duty on the component parts or the finished product, whichever rate is lower.
- Duty Elimination On Waste, Scrap And Yield Loss -Imported raw materials lost as waste, scrap or other result in the processing or manufacturing process is not considered imported, and therefore no duty is paid on that portion when the finished product ships into the U.S.
- Weekly Entries -Zone users may file one entry as opposed to multiple entries throughout the week,significantly reducing paperwork, time and expense.
- Zone-To-Zone Transfer -Merchandise may be transferred under bond from one FTZ to another with duties paid only when the merchandise is finally admitted into U.S. Customs territory.
- Exhibition-Merchandise and machinery may be held for exhibition or displayed without duty payments.



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