

Garden City Logistics Center

107 CHARLES LINDBERGH BLVD., GARDEN CITY, NY 11530

gardencitylc.sharplaunch.com

102,091 sq. ft.
AVAILABLE

1 total
DRIVE-INS (12' X 14')

4k – 6k sq. ft.
OFFICE AREA

544' X 188'
BUILDING DIMENSIONS

32'
CLEAR HEIGHT

54' X 50'
COLUMN SPACING

33 total
DOCK DOORS (9' X 10')

169 spaces
AUTO PARKING

Features

**Premier Western Nassau
County location**

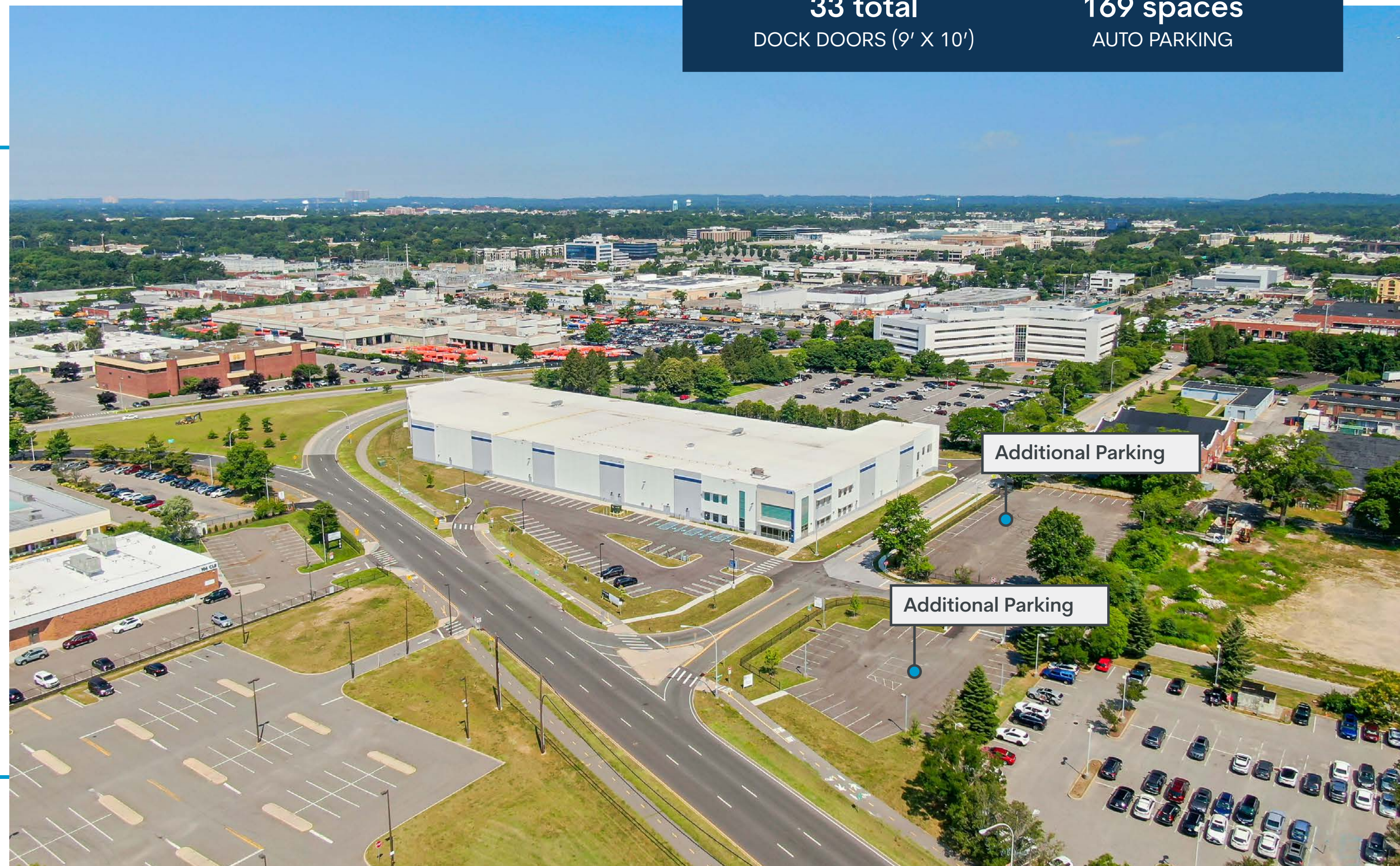
**Immediately adjacent to
Queens County (±7.0 Miles)**

LEED Certified

**Close distance to Long Island
Expressway (4.6 Miles)**

**Proximity to JFK International
Airport, highway arteries and
rail lines**

**Additional car parking
available (±1.25 Acres)**



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

69M+

square feet of logistics space

400+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



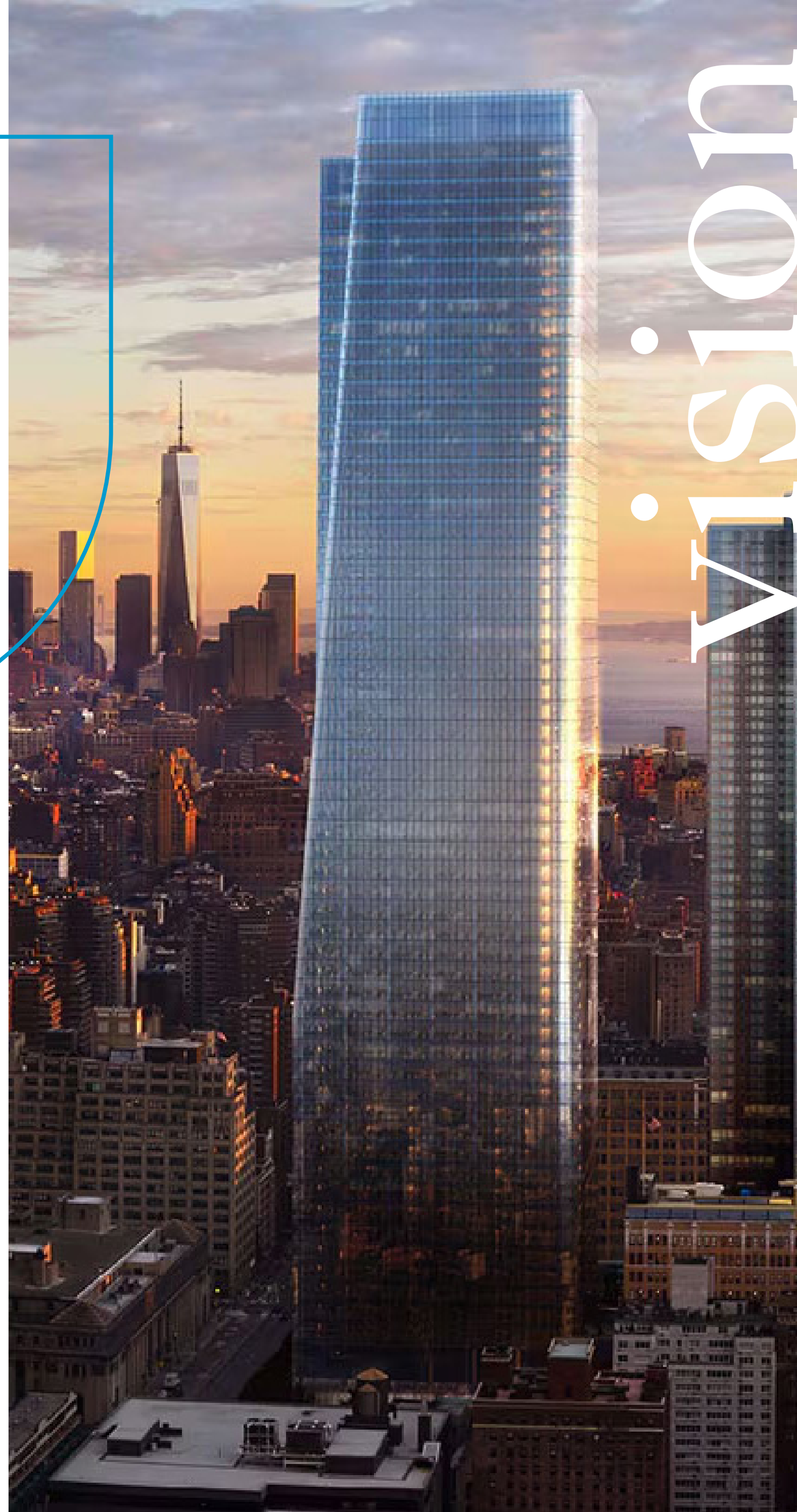
Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



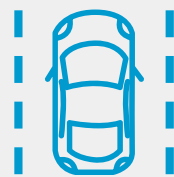
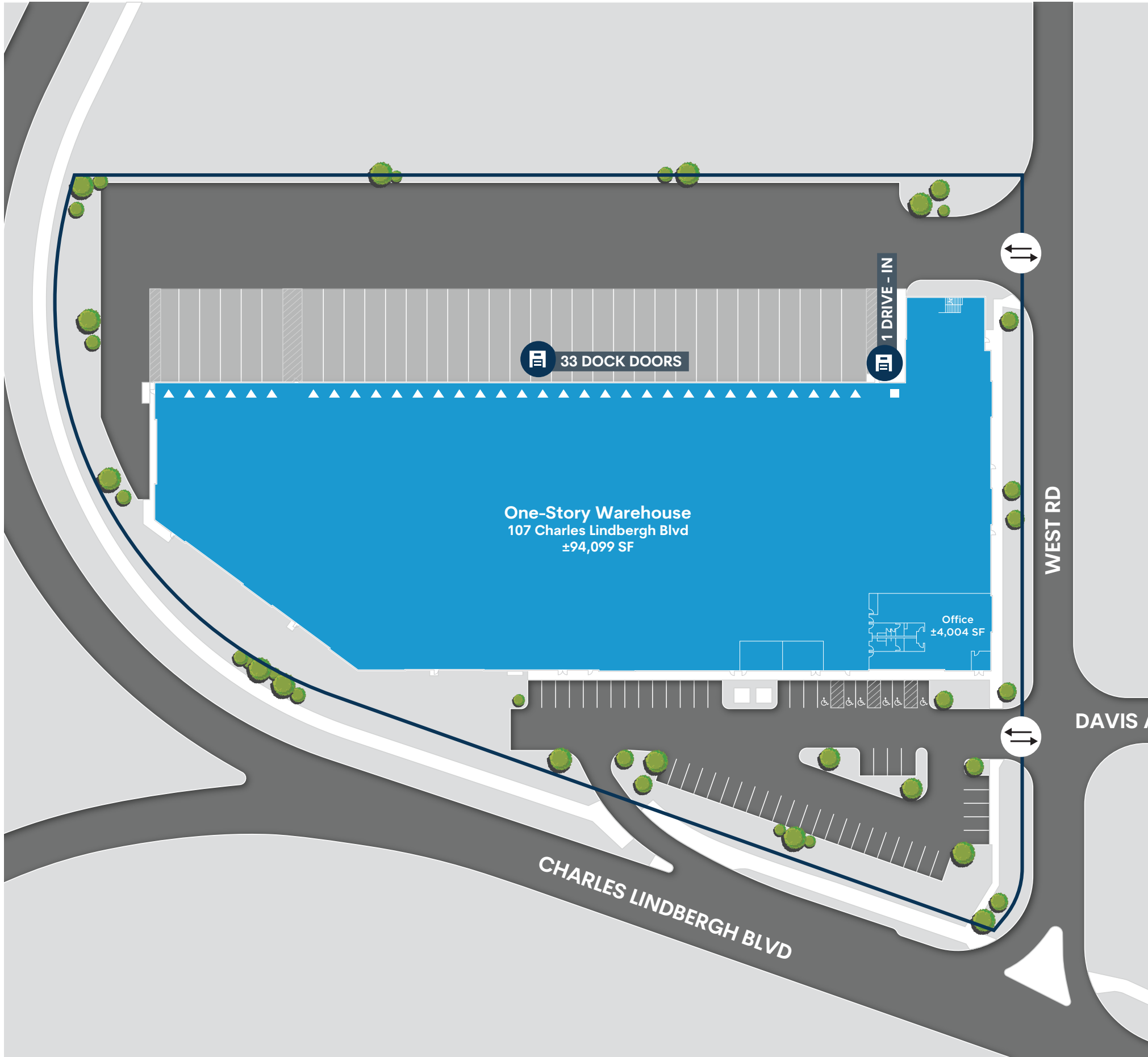
Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



Building Specifications

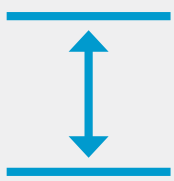
Building Size	102,091 sq. ft.
Available	102,091 sq. ft. (divisible)
Office Space	4,004 sq.ft. (One-Story) Pre-approved for 6,272 sq.ft.
Clear Height	32'
Dimensions	544' X 188'
Column Spacing	54' x 50' (60' speed bays)
Dock Doors	33 (9' x 10') doors
Drive-ins	1 (12' x 14')
Format	Rear Loaded
Automobile Parking	169 spaces
Sprinklers	ESFR
Lighting	Motion-sensored LED



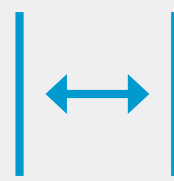
169
Automobile
Parking



33
Loading
Spaces



32'
Clear
Height



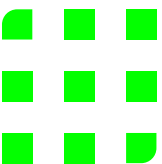
54' x 50'
Column
Spacing



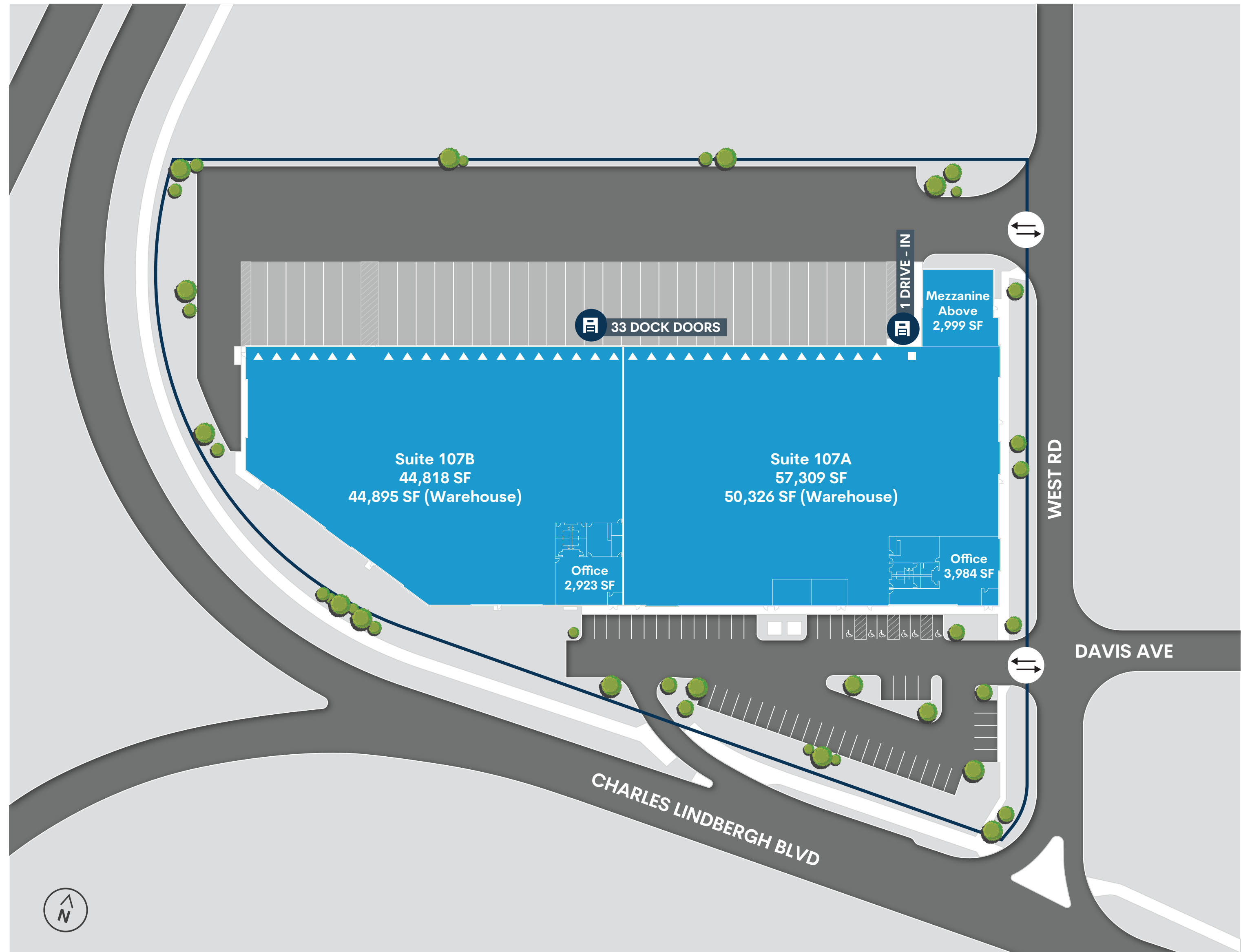
1
Drive-In
Door

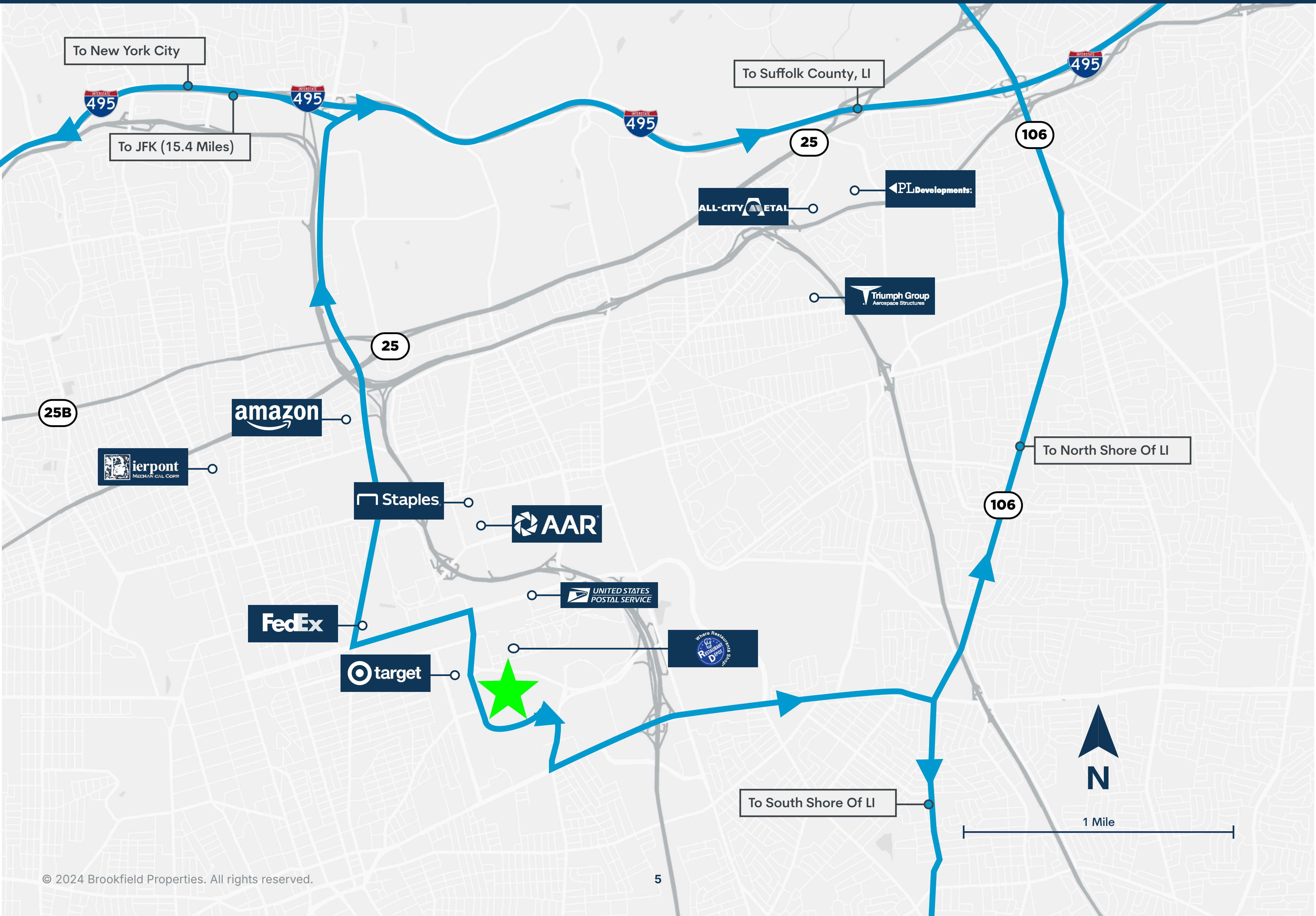
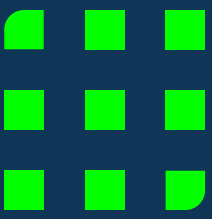


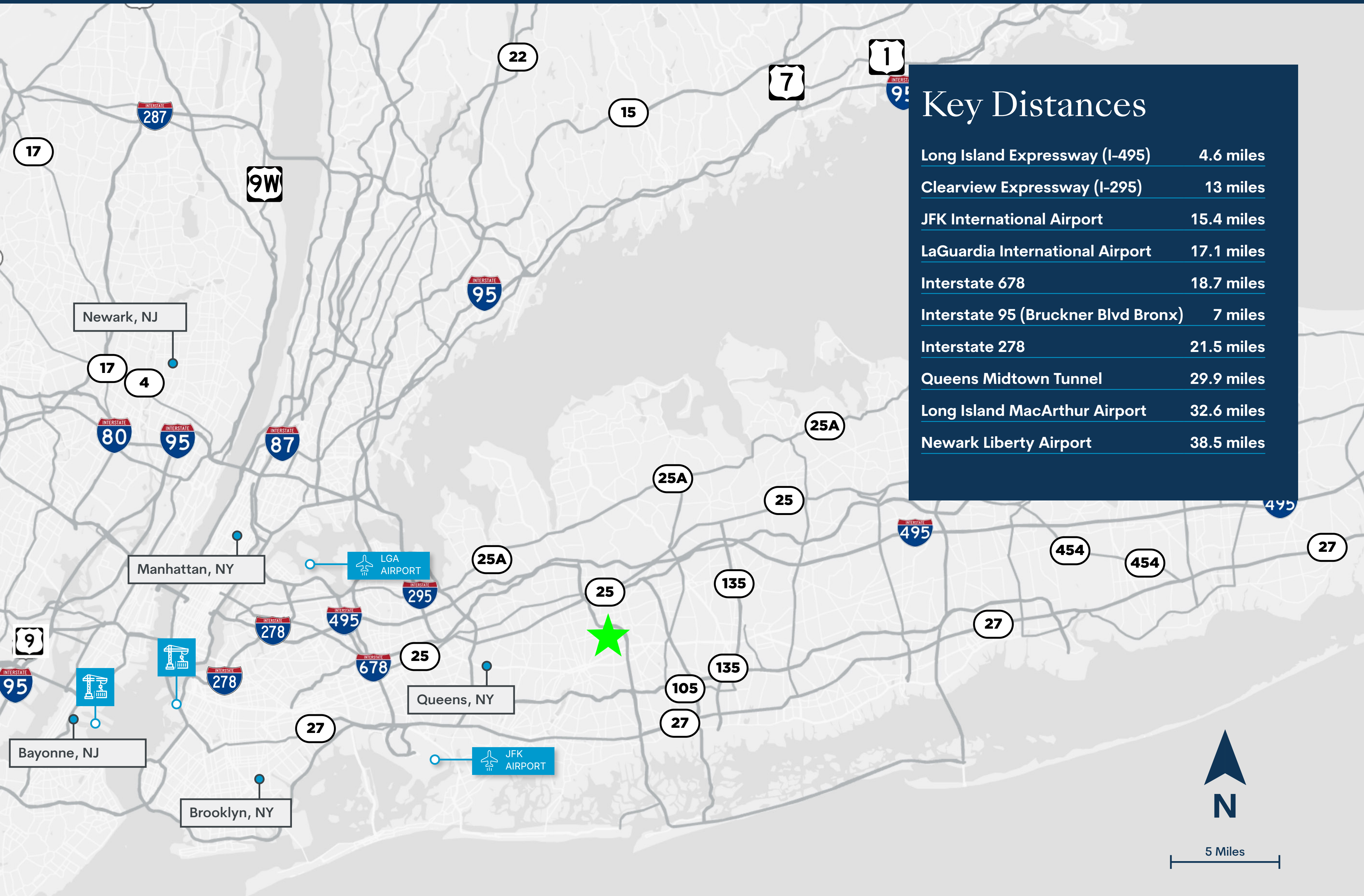
130'
Truck Court
Depth



Potential Building Division







5 Miles

Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features
LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Building to WELL standards
- Clerestory windows optimizing natural light, creating a healthier
working environment

100% LEED

Certified or higher on new development

Up to 75%

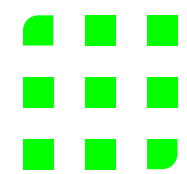
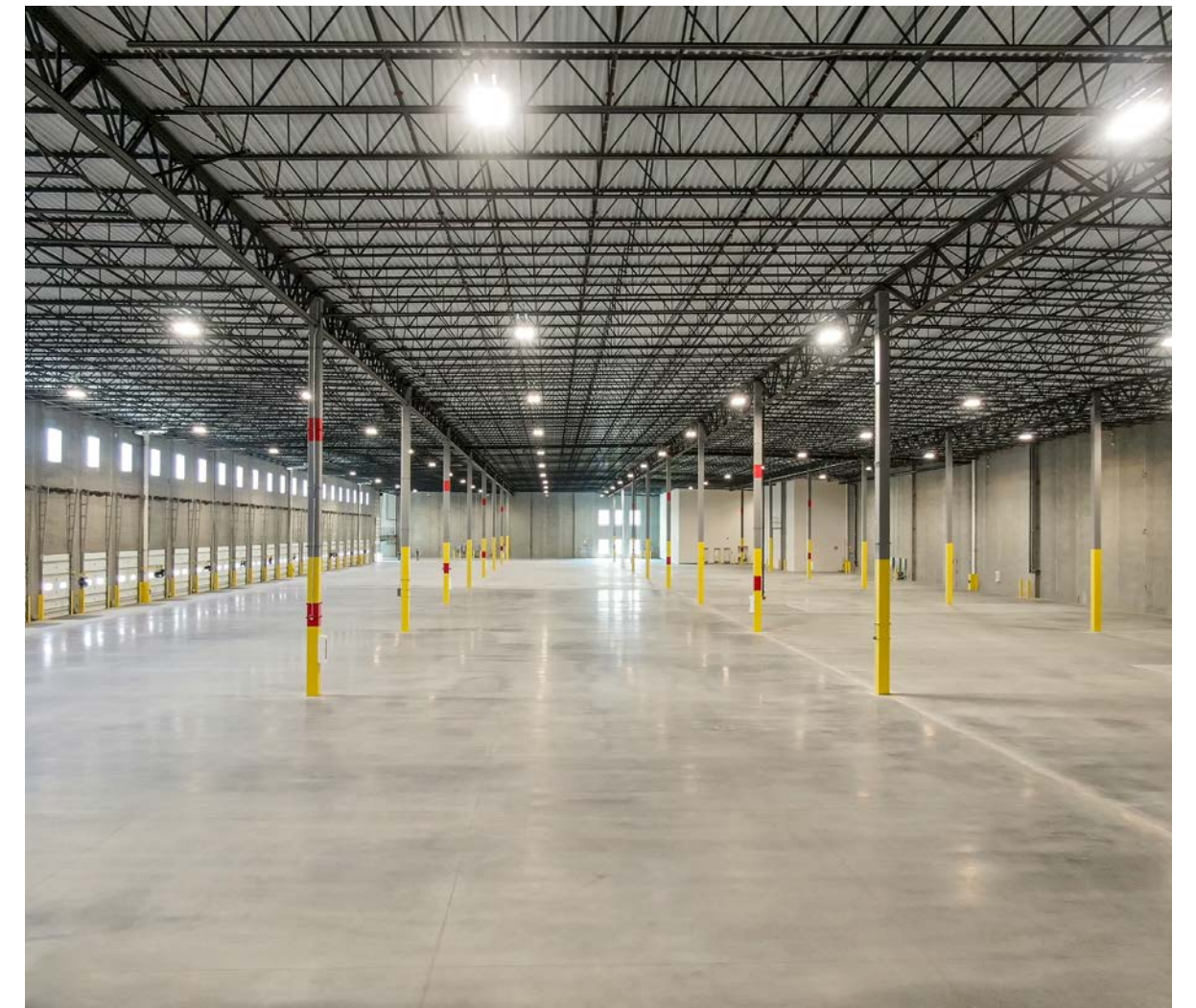
Reduction in utility costs due to efficient design

Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction



sustainability



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