

A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM LEASING OPPORTUNITY

55 PARADISE LANE

BAY SHORE, NEW YORK

66,406 SF WAREHOUSE | AVAILABLE FOR IMMEDIATE OCCUPANCY

LEASED

ROCKEFELLER GROUP FOREIGN TRADE ZONE SERVICES
FTZ ENABLED PROPERTY | GRANTEE: SUFFOLK COUNTY FTZ #52



ROCKEFELLER
GROUP

PROPERTY DESCRIPTION



BUILDING SF
66,406 SF



COLUMN SPACING
47'6" X 54'



POWER
2,500 Amps



OFFICE
3,500 SF



LOADING
16 Dock-high
1 Drive-in



CLEAR HEIGHT
36'



ACCESS
Ingress/Egress



ACREAGE
10.75 acres



ACCESS
Ingress/Egress



PARKING
90 Car Spaces



REAL ESTATE TAXES
\$1.73 PSF (IDA PILOT - Town Of Islip)



SPRINKLERS
ESFR



LIGHTING
LED



FOREIGN TRADE ZONE "FTZ" ENABLED
The federal government's long-standing Foreign Trade Zone Program provides many little-known import/export benefits for a wide range of business applications. By deferring, reducing, or eliminating customs duties, qualified companies can improve cash flow, lower inventory costs, and improve their bottom line through use of FTZs.

ROCKEFELLER GROUP FOREIGN TRADE ZONE SERVICES

FTZ Services for Nearly 50 Years

FTZ ACADEMY

Offers a full suite of FTZ administration training modules for every aspect of FTZ operations. Training can be delivered remotely using online tools or in person at your preferred location.

CONSULTING SERVICES

Offers customized consulting services to meet individual company needs. Services include FTZ designation, production authority, activation, FTZ Administration, and ongoing operational and compliance support.

COST ADVANTAGES

Offers the expertise necessary for success and a solid track record assisting companies through the application process, activation period, and continuing FTZ operations.

MONITORING TRADE & CUSTOMS DEVELOPMENTS

Our experience spans retail, distribution and manufacturing industries and reflects more than three decades of building long-term professional relationships.

Offers the expertise necessary for success and a solid track record assisting companies through the application process, activation period, and continuing FTZ operations. Contact us at your convenience for a presentation, including a savings analysis specific to your company.

If you would like to calculate whether FTZ status at 55 Paradise Lane would drive financial and supply chain/logistics benefits for your company and also understand how RGFTZS can assist you with the FTZ implementation process, please contact us at:

rgftzs@rockefellergroup.com or 410.897.4858

**SUFFOLK COUNTY
FOREIGN - TRADE ZONE #52**

**ROCKEFELLER
GROUP**

SITE PLAN & DIVISION



HIGHLY CONNECTED & ACCESSIBLE

40 MINS. BROOKLYN & MANHATTAN

25 MINS. QUEENS

15 MINS. NASSAU COUNTY

35 MINS. JFK & LAGUARDIA

10 MINS. L.I.E. (I-495)

40 MINS. THE HAMPTONS

NEW YORK CITY

LGA

QUEENS

BROOKLYN

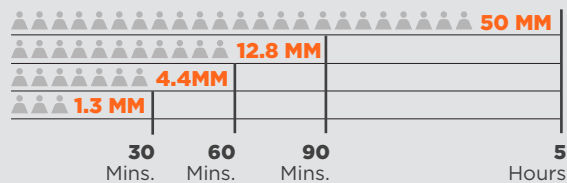
NASSAU

SUFFOLK

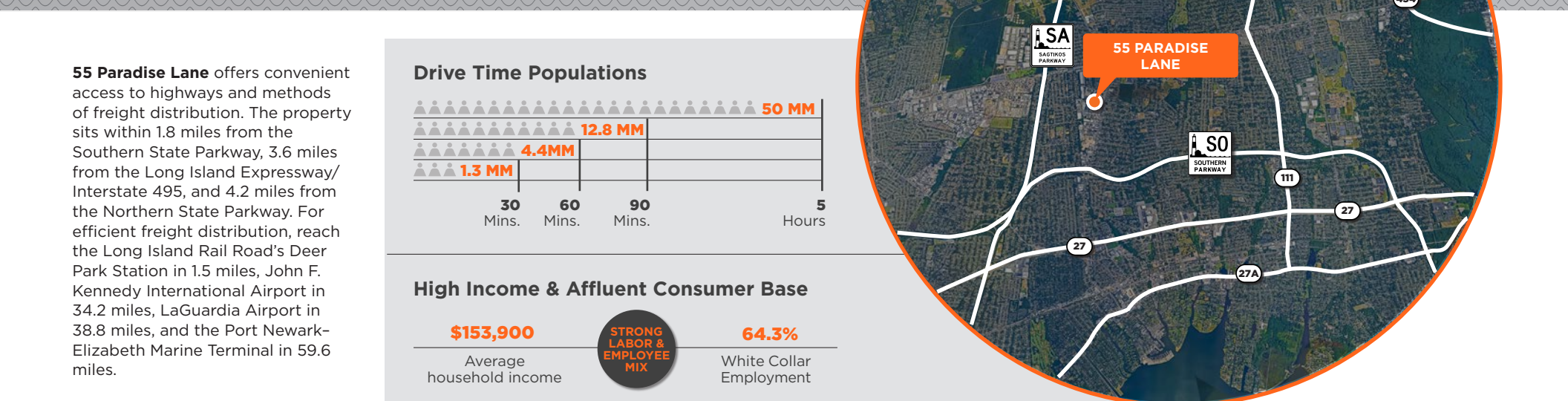
Westhampton

Hauppauge Innovation Park

55 Paradise Lane offers convenient access to highways and methods of freight distribution. The property sits within 1.8 miles from the Southern State Parkway, 3.6 miles from the Long Island Expressway/Interstate 495, and 4.2 miles from the Northern State Parkway. For efficient freight distribution, reach the Long Island Rail Road's Deer Park Station in 1.5 miles, John F. Kennedy International Airport in 34.2 miles, LaGuardia Airport in 38.8 miles, and the Port Newark-Elizabeth Marine Terminal in 59.6 miles.



\$153,900	STRONG LABOR & EMPLOYEE MIX	64.3%
Average household income		White Collar Employment







FOR MORE INFORMATION, CONTACT:

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