

**205 SILLS ROAD
YAPHANK, NY**



LONG ISLAND
RAIL TERMINAL

±1,230,000 SF

MASTER PLANNED RAIL SERVED
DISTRIBUTION COMPLEX



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AERIAL AND SITE ADVANTAGES —



KEY SITE ADVANTAGES



Strategically Located

Access To Highway 495
The Long Island Expressway



State-Of-The-Art Industrial

IDA and PILOT tax abatement
available



Immediate Proximity For Last Mile Distribution

Serving NY



Rail Served



Population Reach

8.9 Million within a 90
Minute Drive



Highly Experienced Landlord and Developer



BUILDING SPECS

±584,852 SF AVAILABLE —



58 (expandable to 122) DOCK DOORS		384 CAR SPACES		138 TRAILER SPACES		60' SPEED BAYS	
Building Dimensions		470' x 1,248'		Trailer Parking		138 Spaces	
Office		To Suit		Truck Court		130' (185' With Trailer Parking)	
Clear Height		40'		Floor Slab		7" Non-Reinforced Concrete 4,000 PSI	
Column Spacing		56'x50' With 60' Speedbays		Construction		Tilt-Up	
Dock Doors		58 Expandable to 122		Sprinkler System		ESFR	
Drive-Ins		3		Power		(2) 2,500 Amps	
Car Parking		384 Spaces		Lighting		LED With Motion Sensors Car Parking:	



PROXIMITY MAP AND DEMOGRAPHICS —



DEMOGRAPHICS

**Total Population
60 Miles** 8,957,599

**Median Household
Income 60 Miles** \$88,434

**Total Labor Force
60 Miles** 501,440

**Total Warehouse
Employees 60 Miles** 30,225

**Unemployment Rate
60 Miles** 3.1%

**Total Manufacturing
Employees 60 Miles** 32,709



LABOR COSTS, TOLL COSTS, FUEL COSTS —

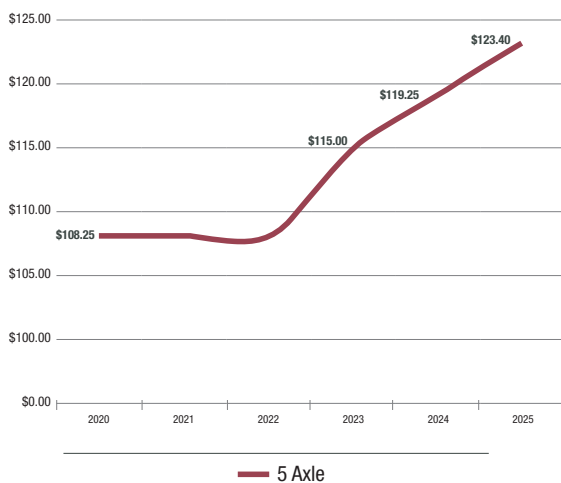


Given the fact that a single rail car can support the weight of 4 or 5 equivalent tractor trailers, shipping via rail is more effective for heavier items. This results in a reduction in labor costs, toll costs, fuel costs, and a time savings when considering less time spent in traffic on New York's congested roads.

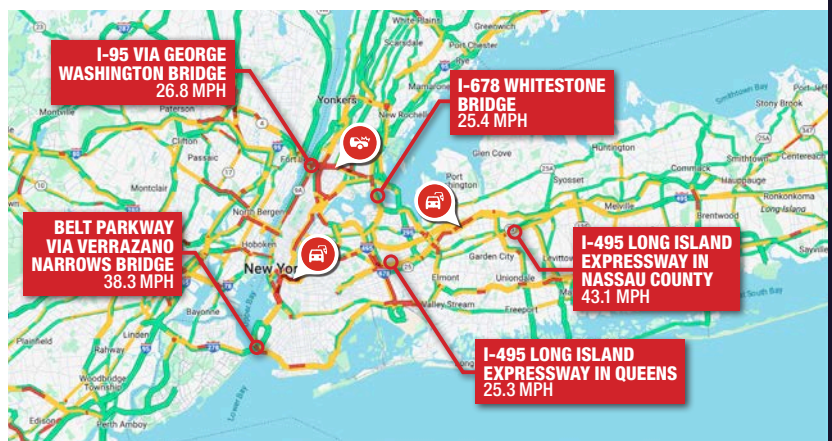
GROCERY ITEMS CONDUCTIVE TO RAIL TRANSPORT:

- Canned goods
- Bottled or canned beverages
- Sacks of flour, grain, sugar
- Cases of beer, water, liquid detergent

PORT AUTHORITY OF NY/NJ TOLL INCREASES



CONGESTION ON NEW YORK'S HIGHWAY SYSTEM AVERAGE SPEED



*Source - American Transportation Research Institute 2023 Top Truck Bottlenecks

