

A CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** LEASING OPPORTUNITY

EXPRESSWAY INDUSTRIAL PARK

1 CA PLAZA, ISLANDIA, NEW YORK

985,000 SF TOTAL | MODERN WAREHOUSE LOGISTICS PARK



PHASE 1 UNDER CONSTRUCTION | 237,870 SF TOTAL | DELIVERY Q3 2025
TWO (2) INDUSTRIAL FACILITIES | 50,000 - 118,900 SF AVAILABILITIES



BEST IN MARKET DESIGN AND FUNCTIONALITY



- ### HIGHLIGHTS
- 122,826 SF**
Average Building SF
 - 175**
Trailer Drops
 - 975**
Car Parks
 - 150,000 SF+**
Flexibility To Accomodate SF Users
 - SEWERED**
Site is connected to sewers

OVERALL PLAN

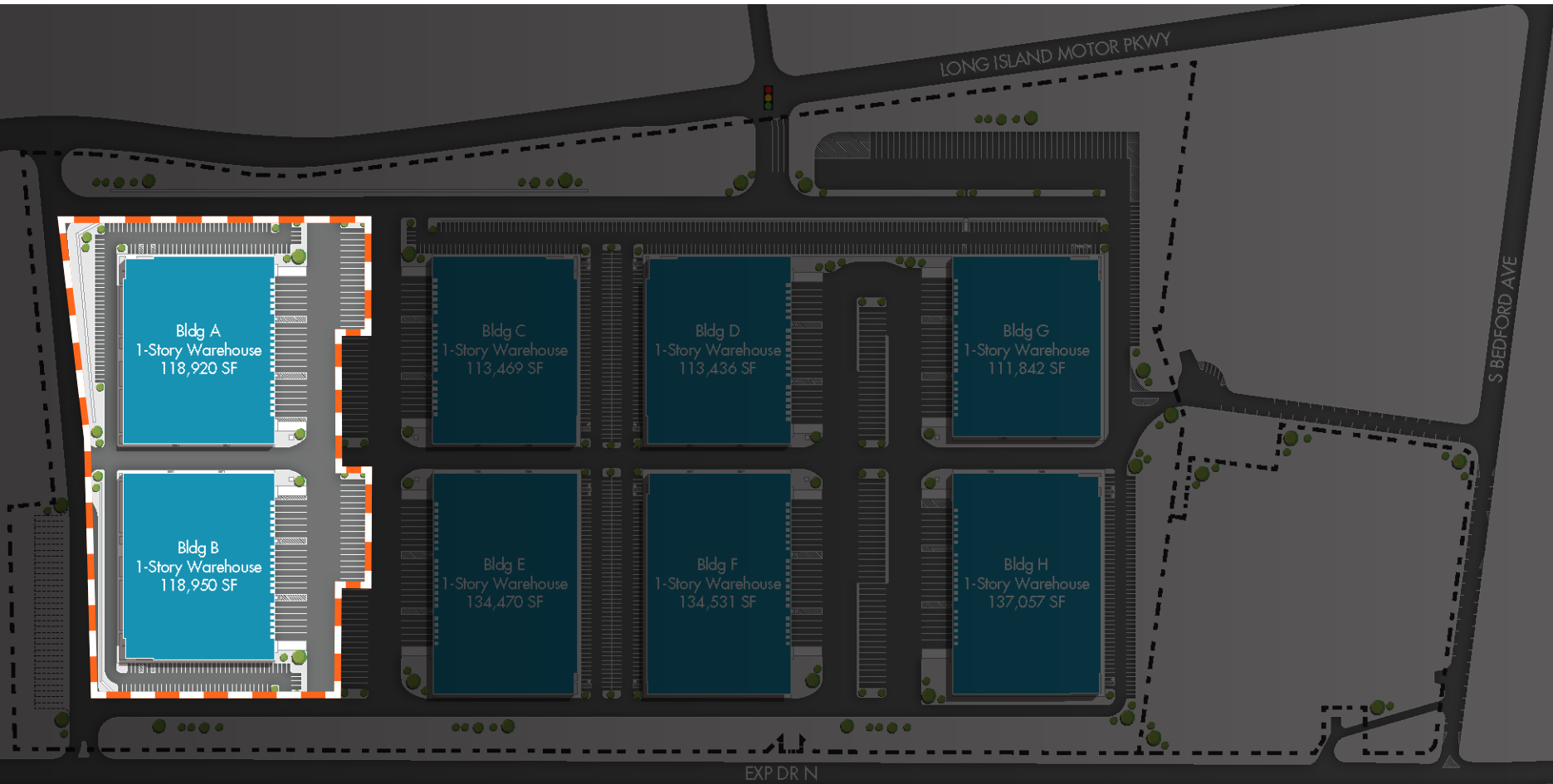
| Property Description | SF | Dock-Height | Drive-Ins | Clear Height | Car Parks | Trailer Stalls* | Truck Court Depth | Column Spacing | Speed Bays |
|---------------------------|----------------|-------------|-----------|--------------|------------|-----------------|-------------------|----------------|------------|
| Phase 1 | | | | | | | | | |
| Building A | 118,920 | 20 | 2 | 40' | 112 | 18 | 132'-6" | 54' x 50' | 60' |
| Building B | 118,950 | 20 | 2 | 40' | 75 | 18 | 132'-6" | 54' x 50' | 60' |
| Phase 2 | | | | | | | | | |
| Building C | 113,469 | 20 | 2 | 40' | 168 | 18 | 132'-6" | 54' x 50' | 60' |
| Building D | 134,470 | 21 | 2 | 40' | 97 | 18 | 132'-6" | 50' x 50' | 60' |
| Building E | 113,436 | 20 | 2 | 40' | 193 | 12 | 137'-6" | 54' x 50' | 60' |
| Building F | 134,531 | 21 | 2 | 40' | 97 | 18 | 137'-6" | 50' x 50' | 60' |
| Phase 3 | | | | | | | | | |
| Building G | 111,842 | 20 | 2 | 40' | 133 | 11 | 137'-6" | 54' x 50' | 60' |
| Building H | 136,991 | 21 | 2 | 40' | 100 | 18 | 137'-6" | 54' x 50' | 60' |
| Additional Trailer Stalls | - | - | - | - | - | 44 | - | - | - |
| Total / Avg | 982,609 | 163 | 16 | 40' | 975 | 175 | | | |

*33 banked trailer parking stalls adjacent to Building B



PHASE 1

237,870 SF TOTAL | DELIVERY Q3 2025



LONG ISLAND EXPY



PHASE 1

BUILDING A

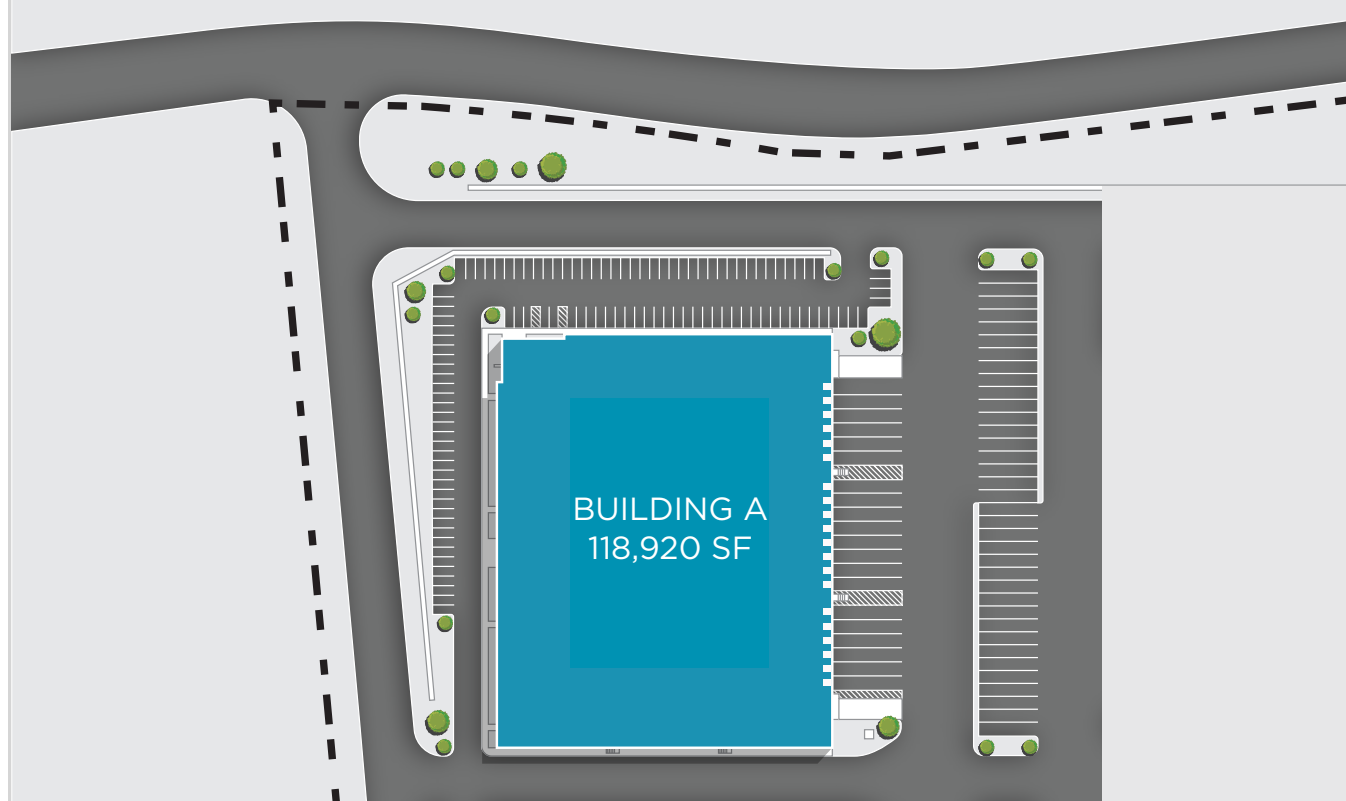
118,920 SF

BUILDING A

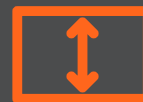
| | |
|----------------|-----------------------------|
| TOTAL SF | 118,920 |
| OFFICE SF | Up To 5% |
| DIVISIONS | 50,000 SF+ |
| CLEAR HEIGHT | 40' |
| DOCK-HEIGHT | 20 |
| DRIVE-INS | 2 |
| CAR PARKS | 112 |
| TRAILER STALLS | 18 |
| POWER | 1600A, 3-Phase |
| SEWERED | Yes |
| COLUMN SPACING | 54'x50' w/ 60' Speedbays |

*Can accomodate larger requirements/ BTS opportunities

*33 banked trailer parking stalls adjacent to Building B



118,920
SF



40'
CLEAR



112
CAR PARKS



18
TRAILER STALLS

PHASE 1

BUILDING B

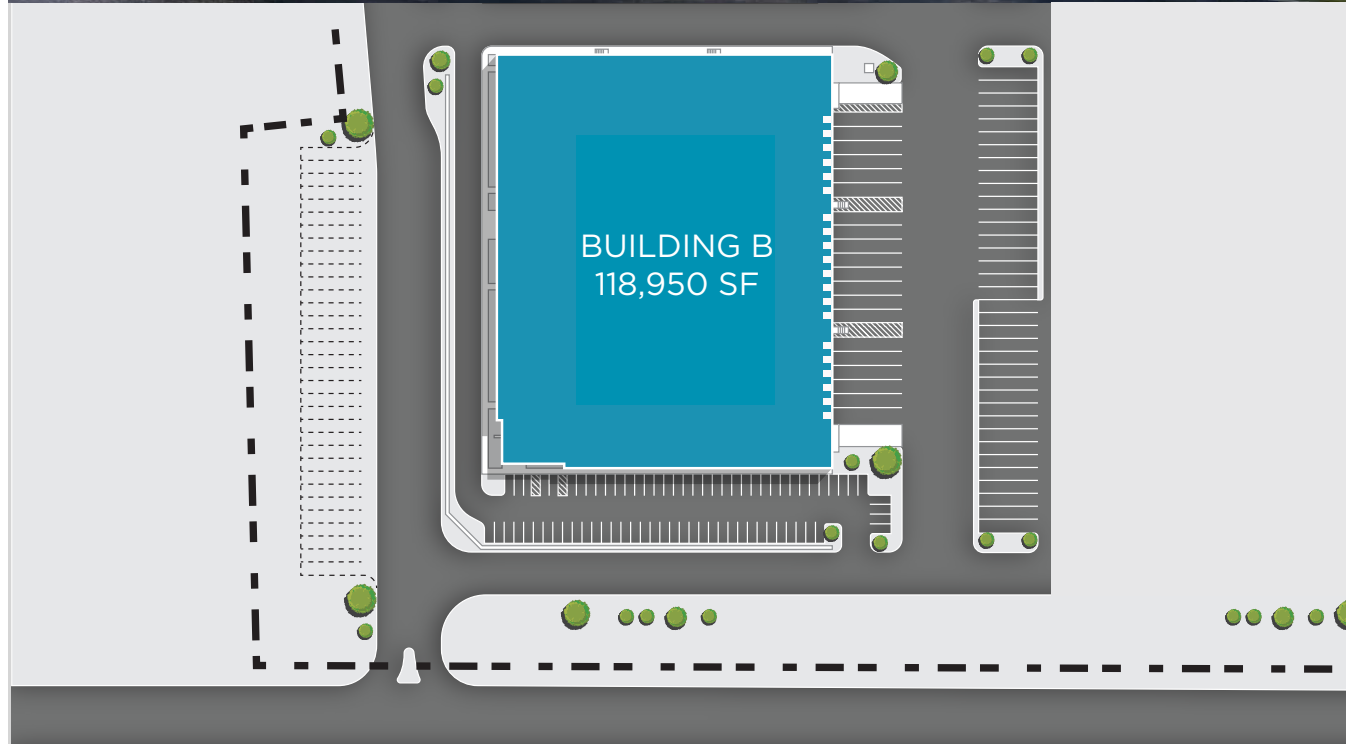
118,950 SF

BUILDING A

| | |
|----------------|-----------------------------|
| TOTAL SF | 118,950 |
| OFFICE SF | Up To 5% |
| DIVISIONS | 50,000 SF+ |
| CLEAR HEIGHT | 40' |
| DOCK-HEIGHT | 20 |
| DRIVE-INS | 2 |
| CAR PARKS | 75 |
| TRAILER STALLS | 18 |
| POWER | 1600A, 3-Phase |
| SEWER | Yes |
| COLUMN SPACING | 54'x50' w/ 60' Speedbays |

*Can accommodate larger requirements/ BTS opportunities

*33 banked trailer parking stalls adjacent to Building B



118,950
SF



40'
CLEAR

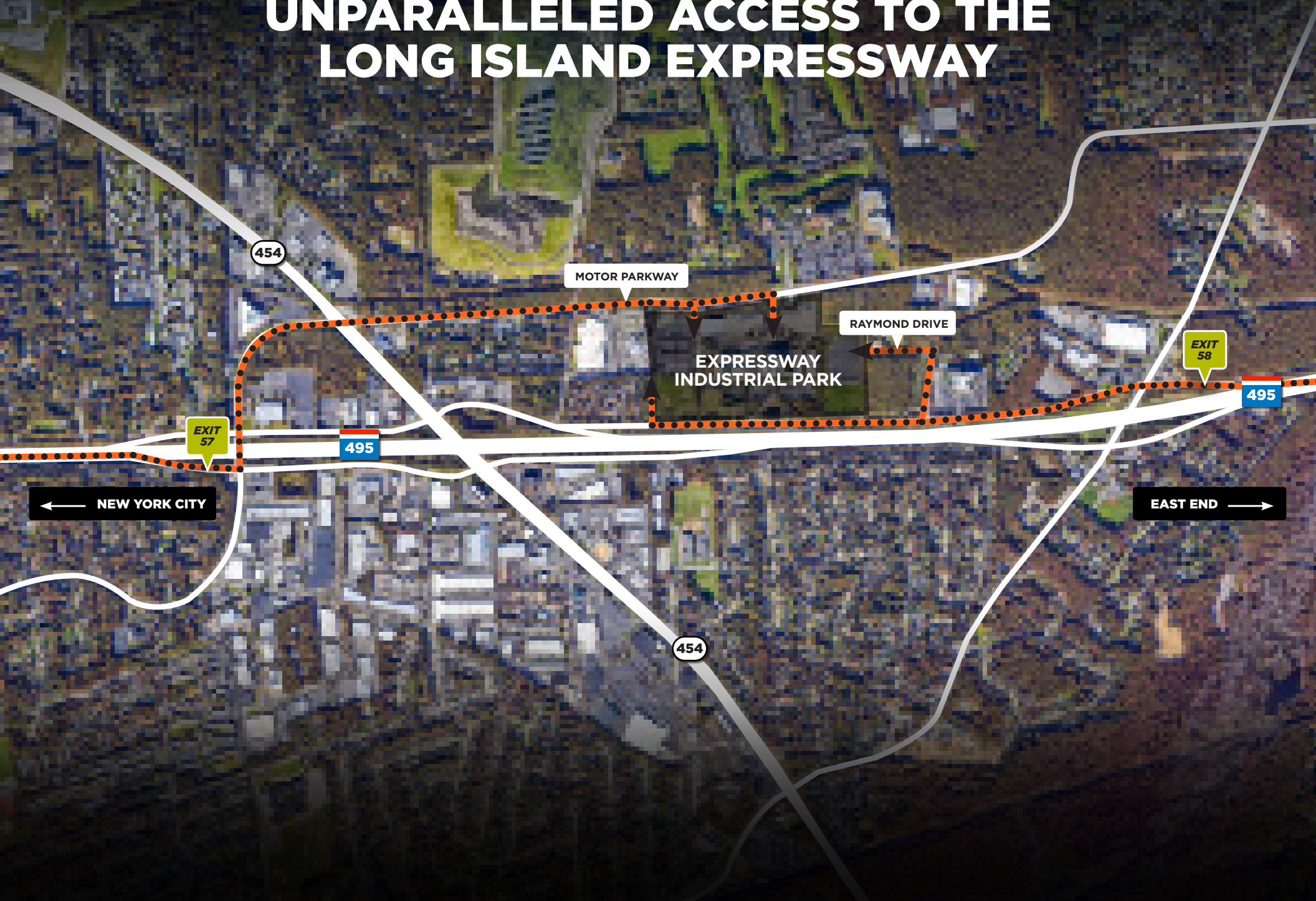


75
CAR PARKS



18
TRAILER STALLS

UNPARALLELED ACCESS TO THE LONG ISLAND EXPRESSWAY



454

MOTOR PARKWAY

RAYMOND DRIVE

EXPRESSWAY
INDUSTRIAL PARK

EXIT
58

495

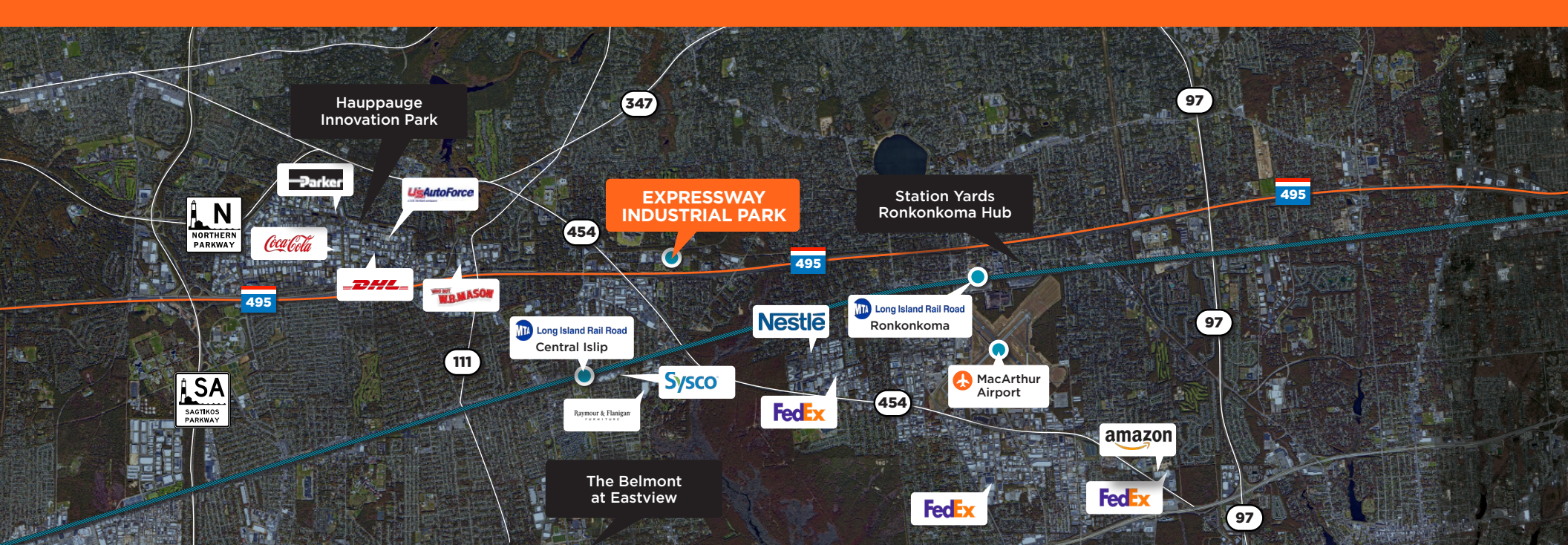
EXIT
57

495

← NEW YORK CITY

EAST END →

454



HAUPPAUGE INNOVATION PARK

5.6 MILES
FROM THE PROPERTY

- 2nd largest industrial park in the nation after Silicon Valley
- Spans 1,600 acres
- Economic output of \$13 billion annual sales volume
- 1,300 companies, employing +/-55,000 employees



STATION YARDS RONKONKOMA HUB

4.6 MILES
FROM THE PROPERTY

- Suffolk County Legislature approved a \$2.3 billion Ronkonkoma redevelopment
 - The plan includes a new terminal on the northern portion of MacArthur Airport, a 190,000 SF convention center, a 300- room hotel, an entertainment center with a 5,000-seat outdoor stadium and a 4,000- seat indoor arena, in addition to an office complex with a life sciences center
- Ronkonkoma's Station Square is a 53-acre site being redeveloped into a major transit oriented, mixed-use development with 1,450 apartments and over 600,000 SF of commercial space



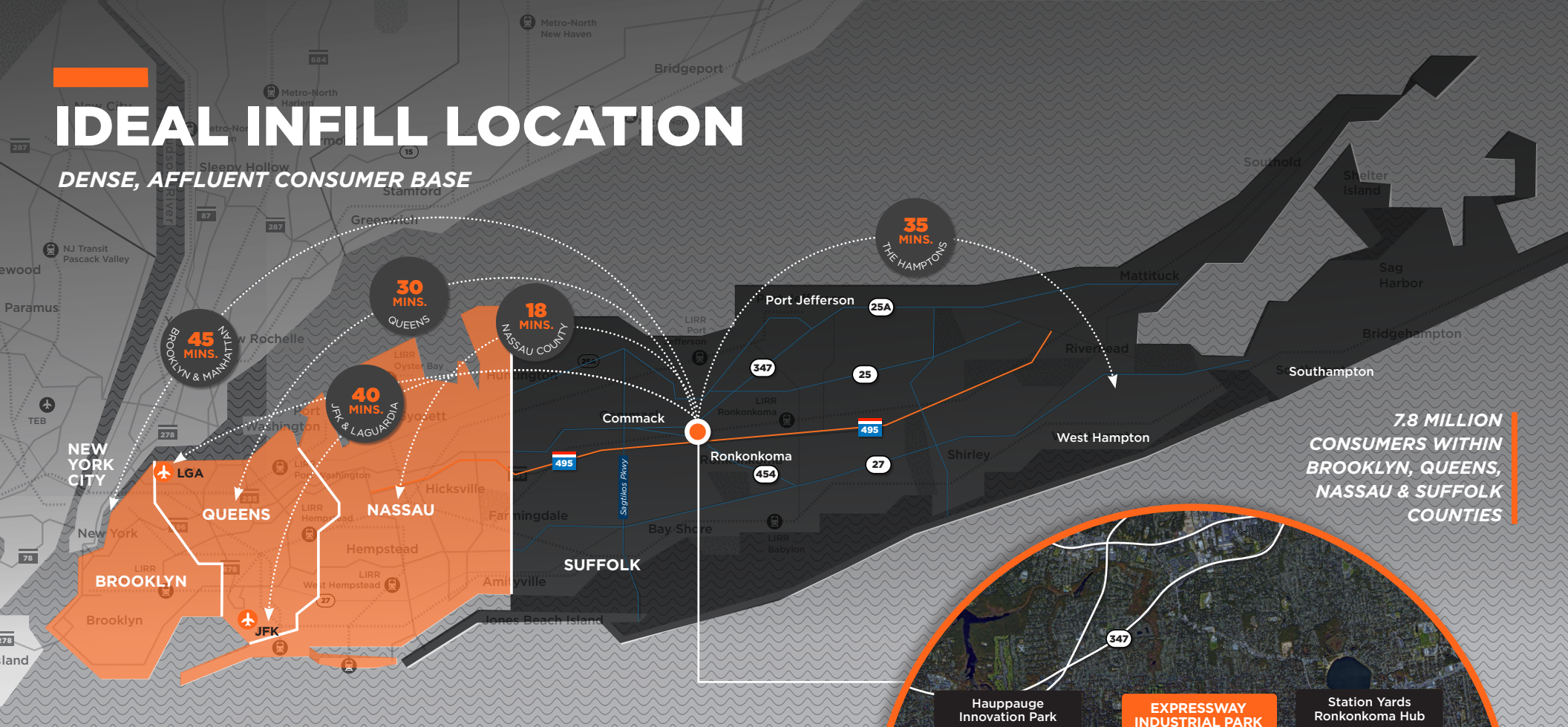
A HIGHLY ACCESSIBLE LOCATION

1.5 HOUR
FROM THE PROPERTY

- 35 minute drive to **Nassau County**
- 50 minute drive to **Queens**
- 60 minute drive to **Brooklyn**
- 48 minutes drive to **JFK Airport**
- 1 hour and 25 minute drive to **Manhattan**
- 55 minutes drive to **The Hamptons**

IDEAL INFILL LOCATION

DENSE, AFFLUENT CONSUMER BASE

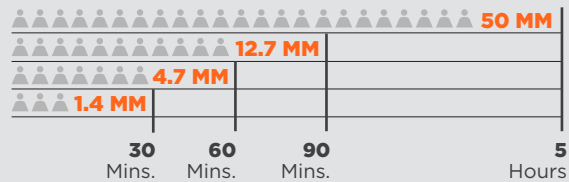


7.8 MILLION CONSUMERS WITHIN BROOKLYN, QUEENS, NASSAU & SUFFOLK COUNTIES

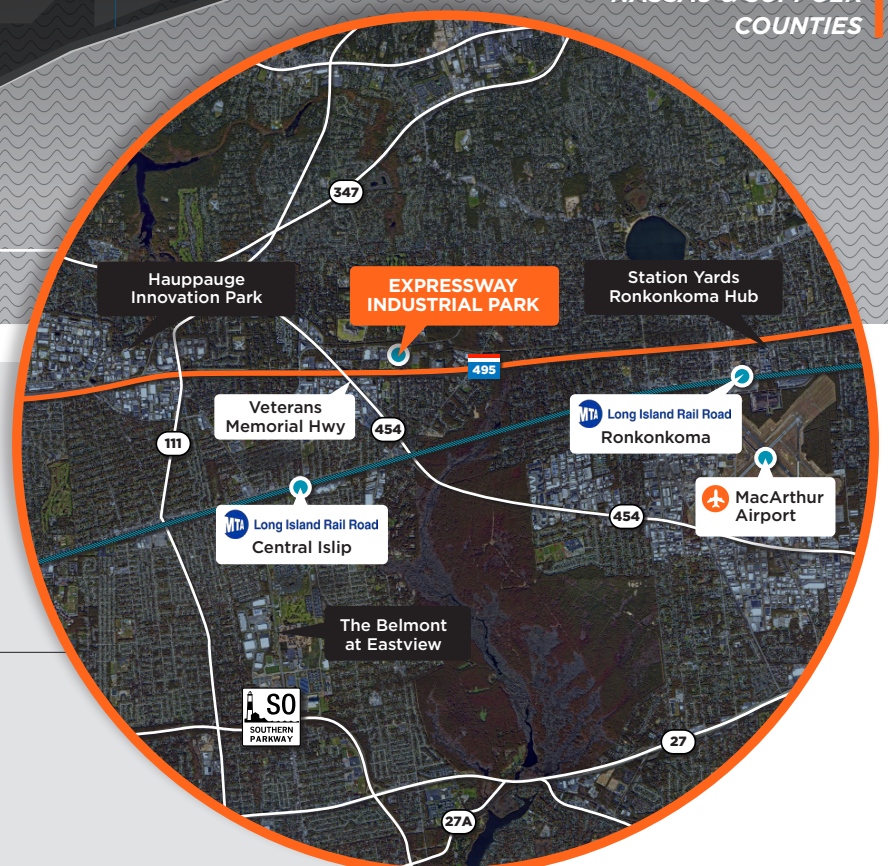
BULLSEYE “LAST TOUCH” LOCATION

- Direct on/off access to I-495/LIE & Veterans Memorial Highway
- Minutes from the Northern / Southern State Parkways, Sunrise Highway, Route 111, and MacArthur Airport
- 3 & 4 miles from LIRR Central Islip and Ronkonkoma stations, respectively
- Central Suffolk location, easily accessible to NYC Boroughs and Nassau to the west, and Suffolk and the Hamptons to the east

Drive Time Populations



High Income & Affluent Consumer Base





FOR MORE INFORMATION, CONTACT:

FRANK FRIZALONE, SIOR

+1 631 425 1242

Frank.Frizalone@cushwake.com

THOMAS DELUCA

P: +1 631 425 1237

Thomas.Deluca@cushwake.com

AUSTIN FITZPATRICK

+1 631 546 5865

austin.fitzpatrick@cushwake.com

NICHOLAS GALLIPOLI

+1 631 425 1217

NickG@cushwake.com

JOHN GIANNUZZI

+1 631 425 1228

John.Giannuzzi@cushwake.com

DAVID FRATTAROLI

+1 516 859 6396

David.Frattaroli@cushwake.com

PROPERTY WEBSITE

