

1 MEDIA CROSSWAYS | WOODBURY, NEW YORK 145,200 SF | DELIVERING Q4 2023

LESS THAN 1 MILE FROM **L.I.E.**

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FLEET & TRAILER PARKING

DIVISIONS AVAILABLE OVER 50,000 SF

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ROCKEFELLER GROUP

SITE PLAN

CAR ACCESS

14

OYSTER BAY EXPRESSWAY (ROUTE 135)

ACCESS way ingress/egress

145,200 SF **AVAILABLE**

35 LOADING DOCKS

MEDIA CROSSWAYS



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Building Specifications

75

Delivering: Q4 2023 Building Size: 145,200 SF Acreage: ± 9.00 Acres Loading Docks: 35

Trailer Parking: 18

Car Parking: 248 spaces + 43 landbanked

Clear Height: 36'

Column spacing: 54' × 50' Sprinklers: ESFR

Speed Bays Length: 54' × 60'

CROSSWAYS PARK DRIVE

5

TRUCK ACCESS way ingress/egress

Divisions: Available Over 50,000 SF

IDA PILOT Taxes: \$3.16 PSF 2024

Outdoor storage of *registered* commercial vehicles is a permitted principal use in the LI District. Section 246-7.7

CAR ACCESS

11

way ingr

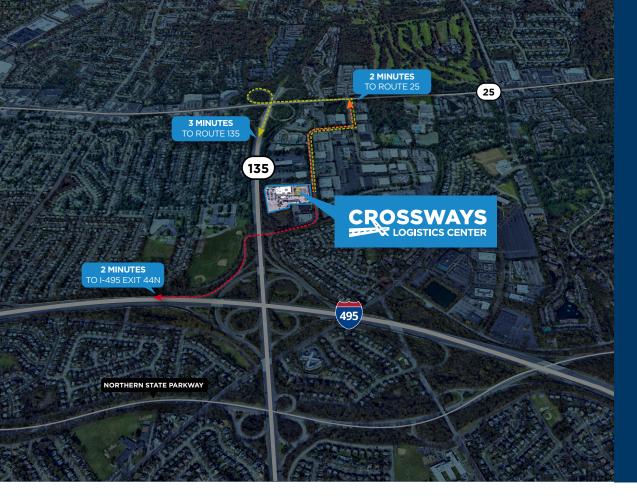
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EXCELLENT HIGHWAY CONNECTIVITY

At the crossroads of I-495 and Route 135, this property location in Woodbury, NY benefits from close proximity to the New Jersey and New York markets.

Throgs Neck Bridge	19.6 mi
LaGuardia Airport	23 mi
JFK Airport	25.4 mi
George Washington Bridge	28.9 mi
Queens Midtown Tunnel	29.3 mi
Lincoln Tunnel	33.3 mi
Verrazano-Narrows Bridge	38.6 mi
Port Newark/Elizabeth	44.7 mi





Location Highlights:

22 minutes or 16 Miles to Queens / Nassau County Line.

Immediate proximity to the large populations of Brooklyn, Queens and Nassau

Less than an hour from New Jersey Meadowlands and Port Newark

CONTACT US

FOR MORE INFORMATION

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