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# Garden City Logistics Center

107 CHARLES LINDBERGH BLVD., GARDEN CITY, NY 11530

**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

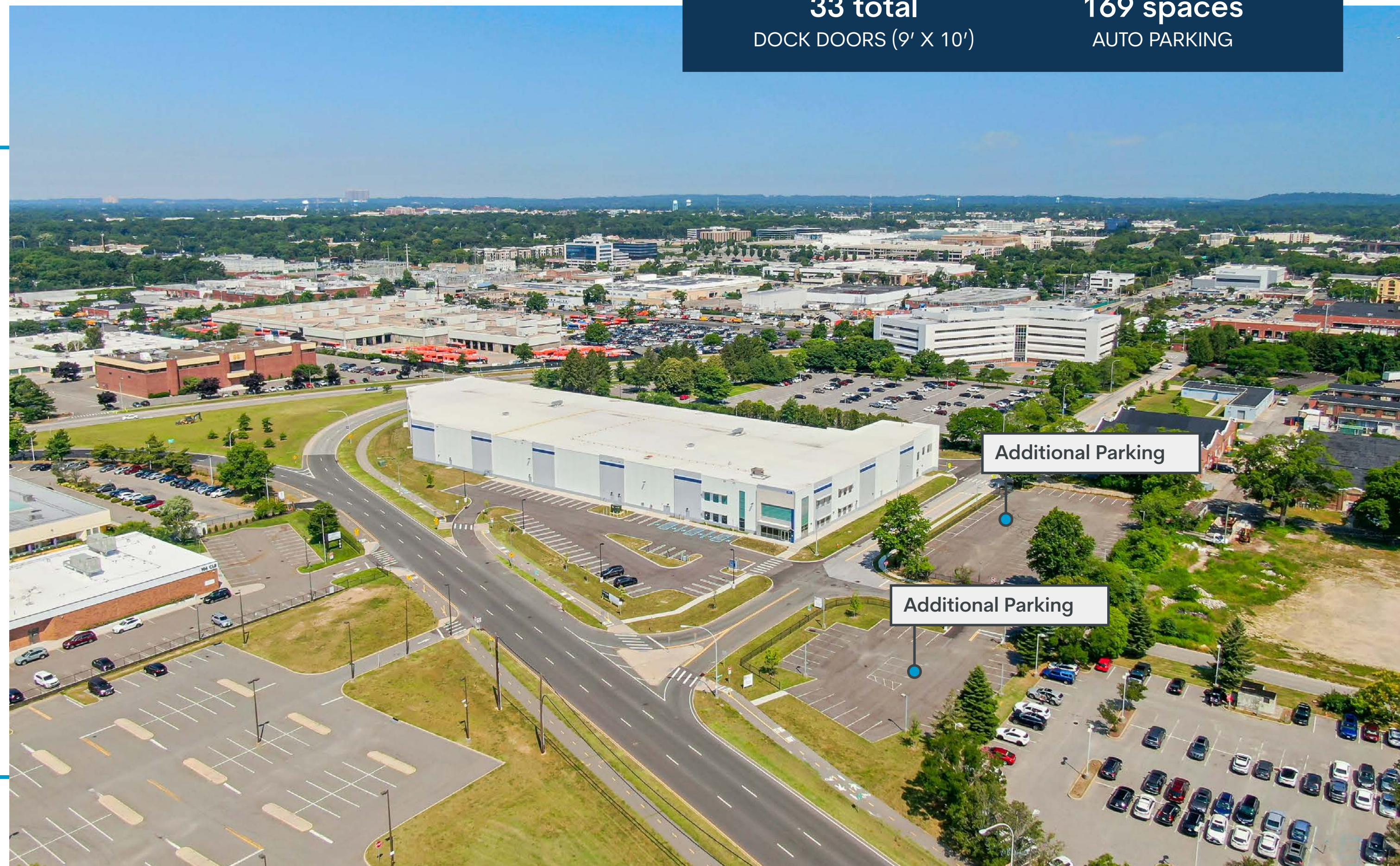
Immediately adjacent to  
Queens County ( $\pm 7.0$  Miles)

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 ( $\pm 1.25$  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.



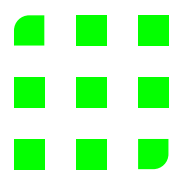
### Making sustainability a reality

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

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



**169**  
Automobile  
Parking

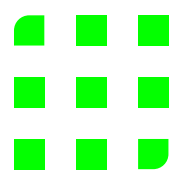
**33**  
Loading  
Spaces

**32'**  
Clear  
Height

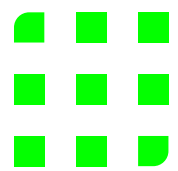
**54' x 50'**  
Column  
Spacing

**1**  
Drive-In  
Door

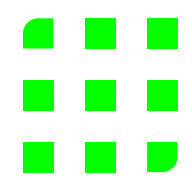
**130'**  
Truck Court  
Depth

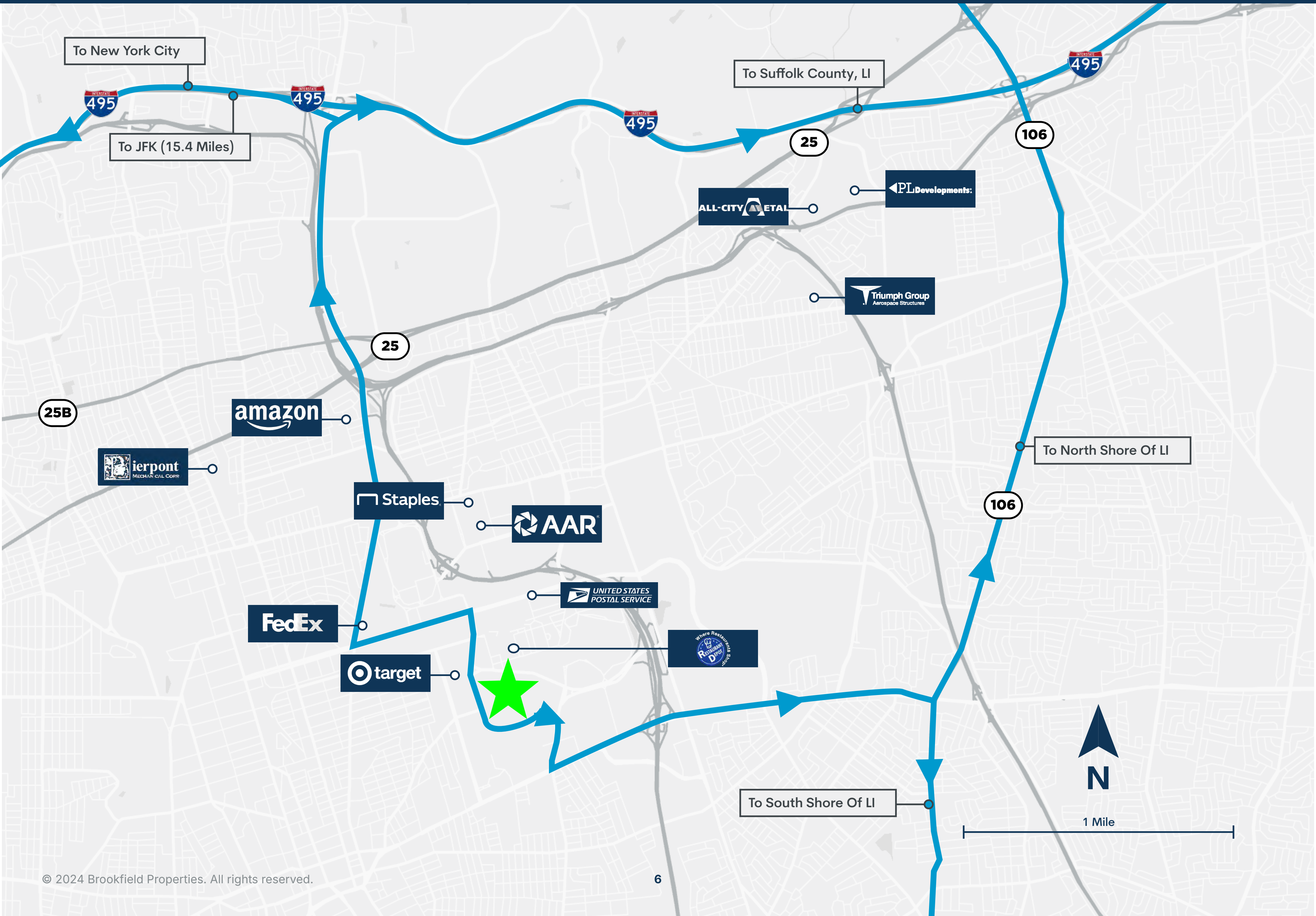
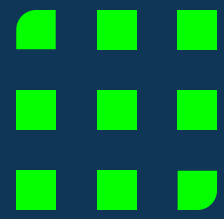


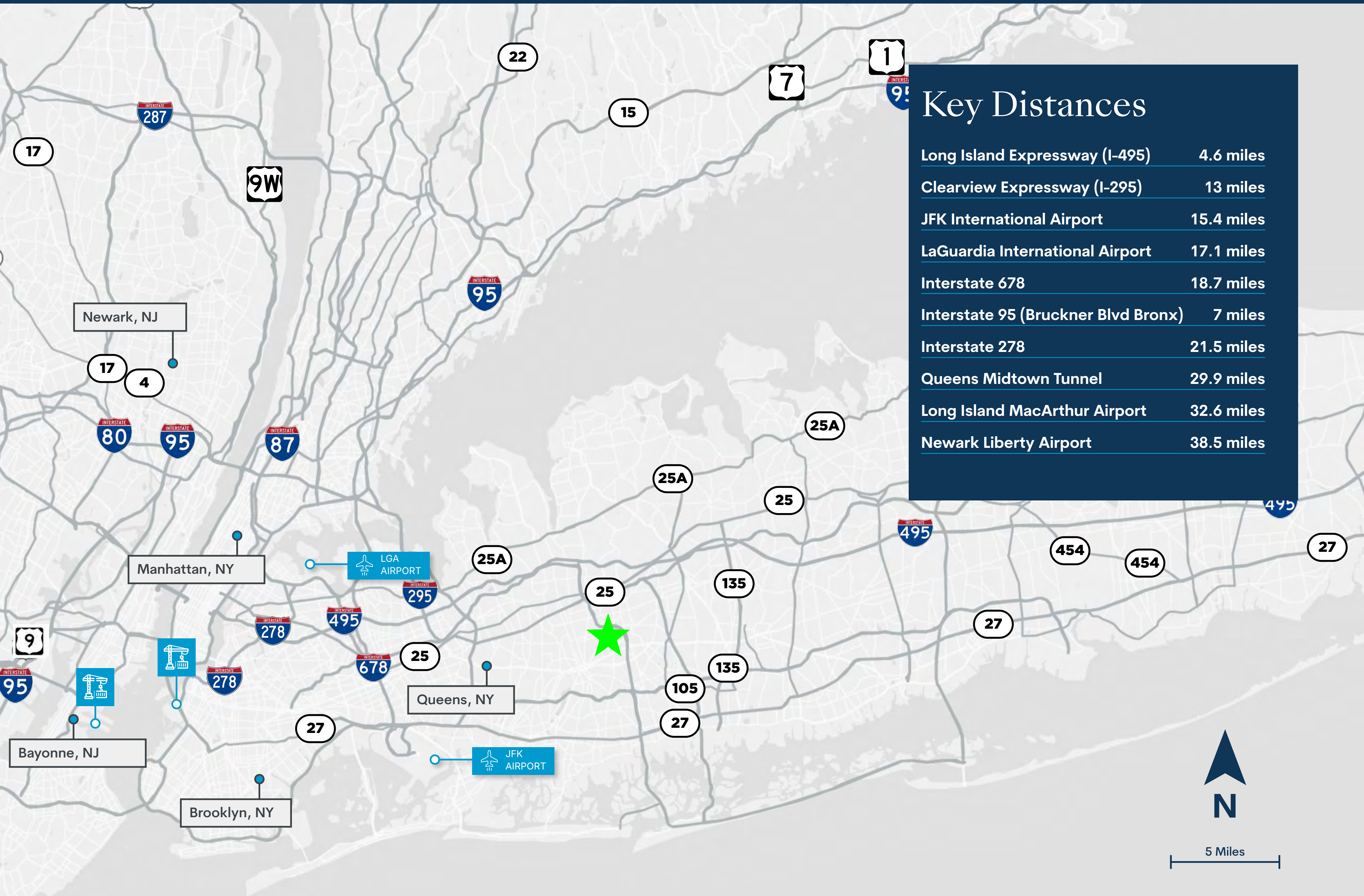
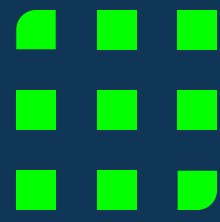
# Site Plan



# Potential Building Division







# 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%**

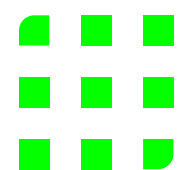
Reduction in utility costs due to efficient design

**Net Zero by 2050**

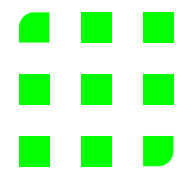
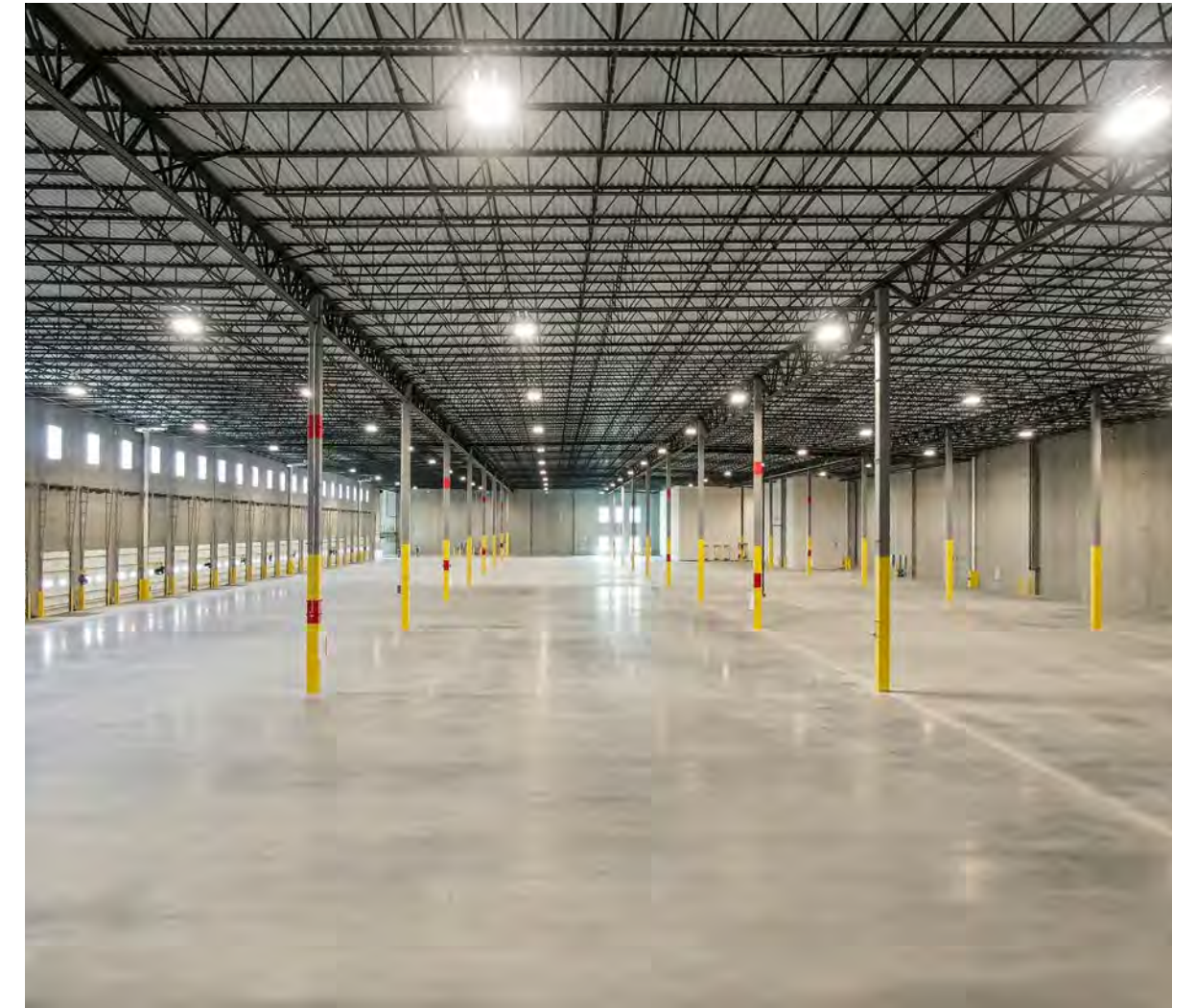
Brookfield Properties's commitment to carbon emissions reduction



**Sustainability**







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## Leasing Contacts



**Rico Murtha**

212.390.1368

[rico.murtha@cushwake.com](mailto:rico.murtha@cushwake.com)

**John Giannuzzi**

631.425.1228

[john.giannuzzi@cushwake.com](mailto:john.giannuzzi@cushwake.com)

**Helen Paul**

212.841.7575

[helen.paul@cushwake.com](mailto:helen.paul@cushwake.com)

**David Frattaroli**

516.859.6396

[david.frattaroli@cushwake.com](mailto:david.frattaroli@cushwake.com)

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## Brookfield Properties

**Ivan Bushka**

201.514.1991

[ivan.bushka@brookfieldproperties.com](mailto:ivan.bushka@brookfieldproperties.com)

[BrookfieldProperties.com/logistics](https://BrookfieldProperties.com/logistics)

