

**8500 EXPRESS DRIVE SOUTH  
YAPHANK, NY** —



**LONG ISLAND**  
RAIL TERMINAL

**UP TO ±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 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

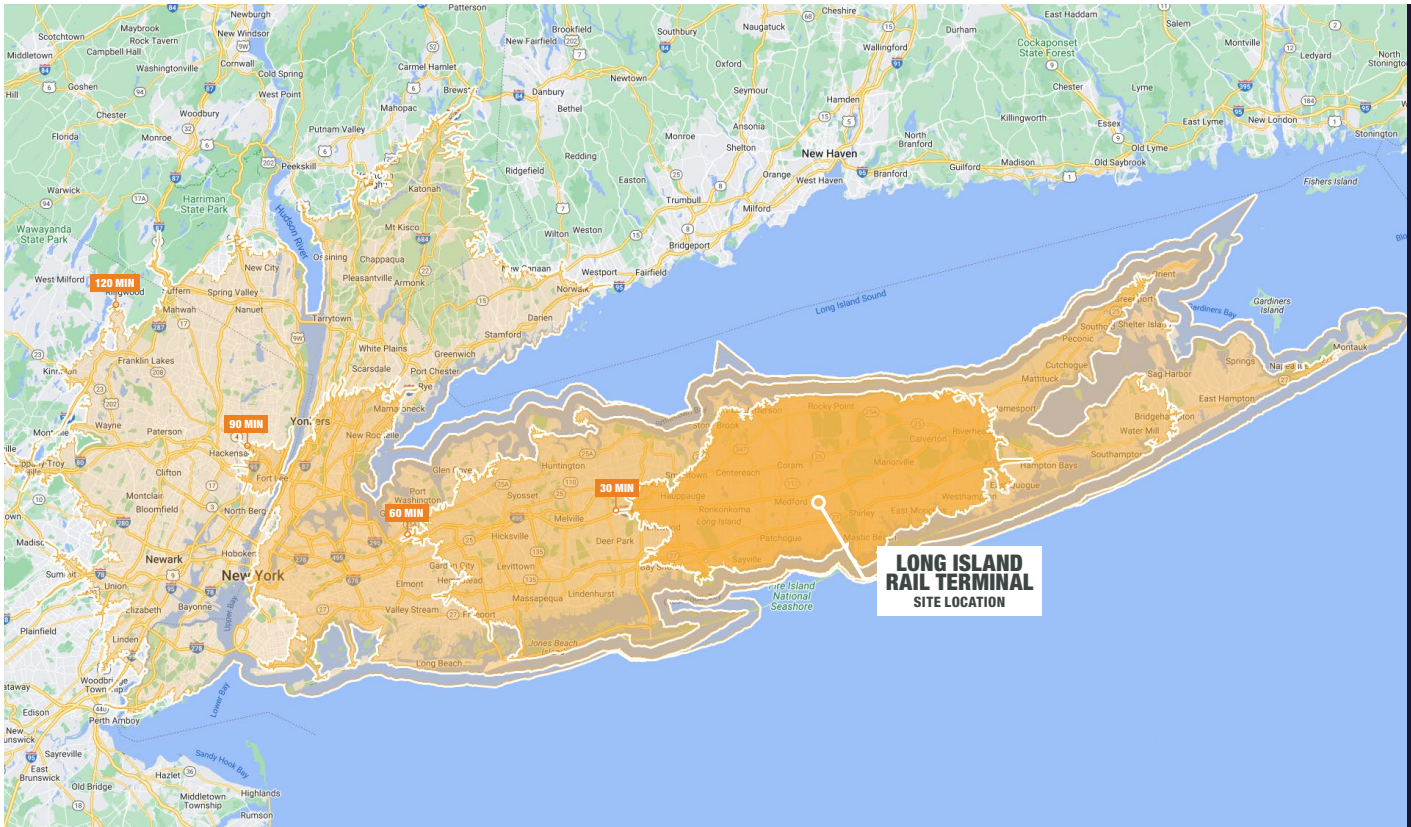
8.9 Million within a 90  
Minute Drive



### Highly Experienced Landlord and Developer



# PROXIMITY MAP AND DEMOGRAPHICS



## DRIVE-TIMES

Hauppauge	15 miles	21 mins
Riverhead	17 miles	20 mins
Westhampton	18 miles	25 mins
Melville	28 miles	30 mins
Garden City	41 miles	49 mins
Hunts Point	56 miles	1 hrs 14 mins
Long Island City	57 miles	1 hrs 10 mins
Bayonne	81 miles	1 hrs 48 mins

## DRIVE-TIMES/POPULATION

30 minutes	722,068
60 minutes	2,056,257
90 minutes	8,957,599
120 minutes	15,946,498

## DEMOGRAPHICS

<b>Total Population 60 Miles</b>	8,957,599
<b>Total Labor Force 60 Miles</b>	501,440
<b>Unemployment Rate 60 Miles</b>	3.1%

<b>Median Household Income 60 Miles</b>	\$88,434
<b>Total Warehouse Employees 60 Miles</b>	30,225
<b>Total Manufacturing Employees 60 Miles</b>	32,709



# RAIL FREIGHT CONNECTIVITY



Owned by NorthPoint



Operated by Arrow Reload and OmniTrax, Inc.



Rail Connections Available



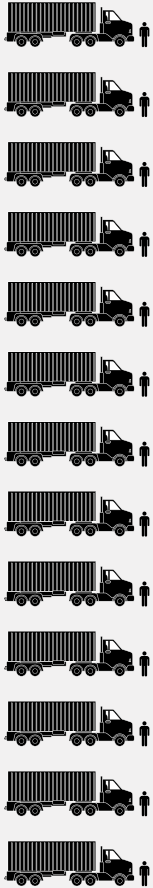
CANADIAN PACIFIC RAILWAY



Current Tenants



# FREIGHT RAIL TRANSPORT —



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.

## FOOD SERVICE

- Canned goods, beverages
- Food grade cooking oils
- Bulk flour, salt, sugar

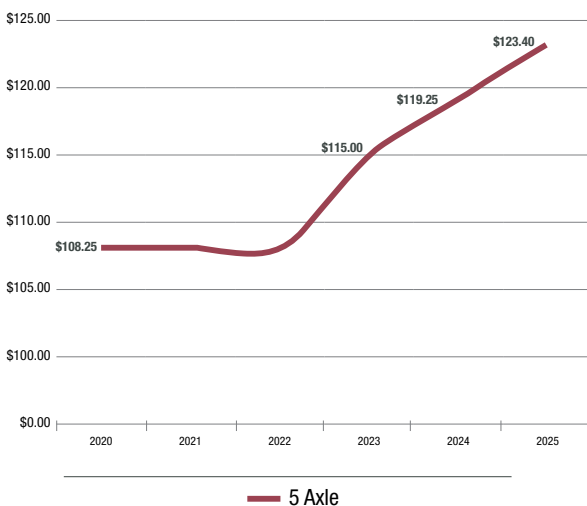
## BUILDING MATERIALS

- Lumber/plywood
- Building materials
- Sand
- Gravel, aggregate
- Rebar
- Cement

## MISCELLANEOUS

- Rolled paper
- Plastic pellets
- Petroleum Products

## 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



# FLEXIBLE SITE DEVELOPMENT PLANS —



Approvals in place for up to 1.23 MSF of rail-served warehouses

Connection to Freight Rail via the Long Island Rail Road

Parking, docks, trailer storage, outdoor storage Built-To-Suit



Shovel Ready

Building 1 ± 585,071 SF pad graded

Up to 50 Acres of open rail storage



Immediate access to Long Island Expressway

NYS DOT Approvals in place

Connectivity to Long Island Reload and signalized access at Sills Road

