

# PRECISION INNOVATION PARK

AT BROOKHAVEN  
SUFFOLK COUNTY, NY

IMMEDIATE ACCESS TO  
LONG ISLAND EXPRESSWAY (I-495)  
**DELIVERING Q1 2023**

\*CONCEPTUAL RENDERING



## FOR LEASE

±150,000 SF & ±250,000 SF  
TWO-BUILDING STATE-OF-THE-ART DEVELOPMENT

# PRECISION INNOVATION PARK

AT BROOKHAVEN  
SUFFOLK COUNTY, NY

## OPPORTUNITY OVERVIEW

Jones Lang LaSalle is pleased to present for lease Precision Innovation Park; a two-building 400,000 total square foot master planned logistics park located directly off of the Long Island Expressway (I-495) in the heart of Suffolk County, NY. Delivering in early 2023, the speculative construction is a Class A development featuring state-of-the-art clear heights, column spacing and LED lighting, with potential for local IDA Financial Incentives.

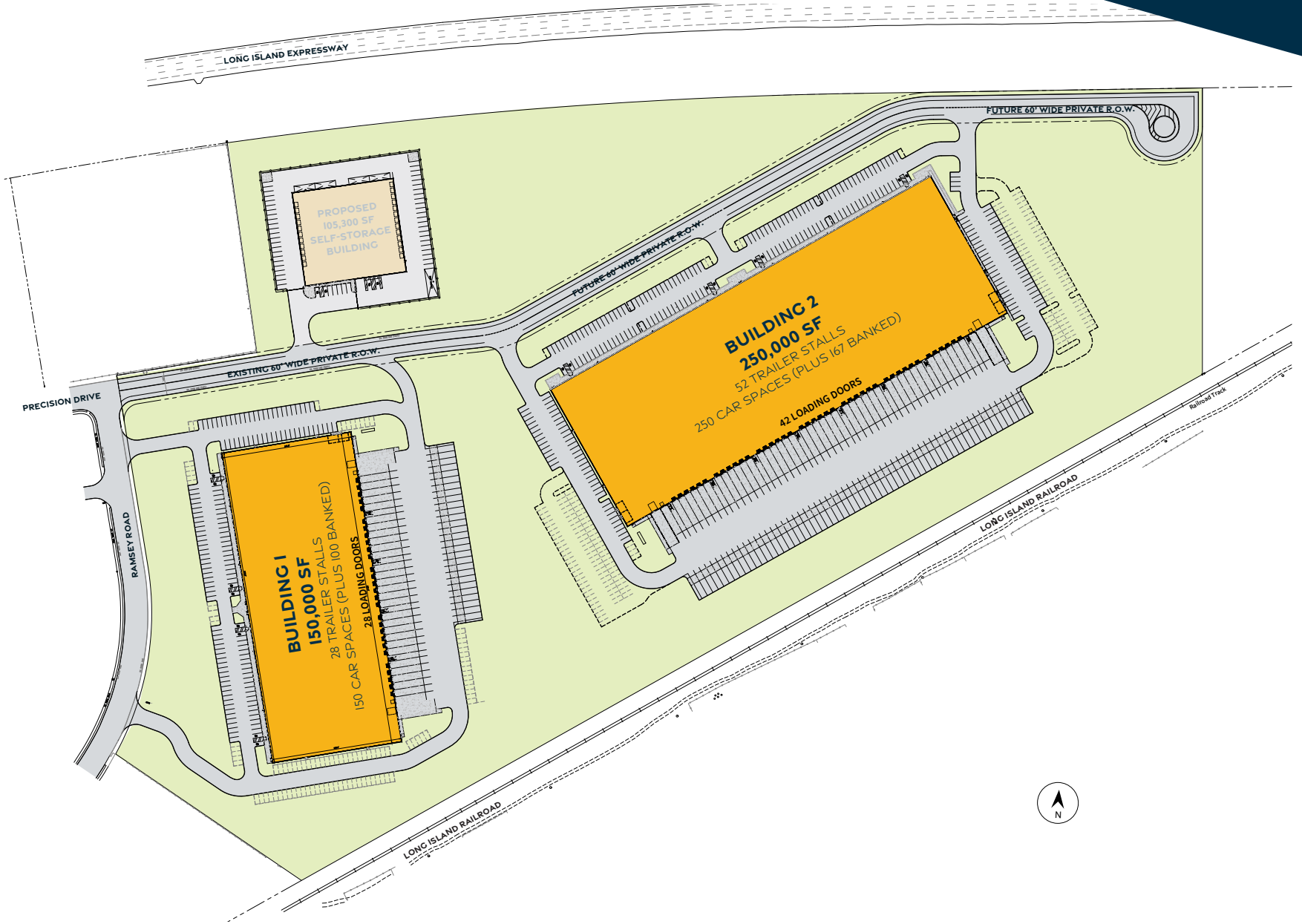
For more information about potential Brookhaven IDA Financial Incentives, visit: [www.brookhavenida.org](http://www.brookhavenida.org)



\*CONCEPTUAL RENDERING

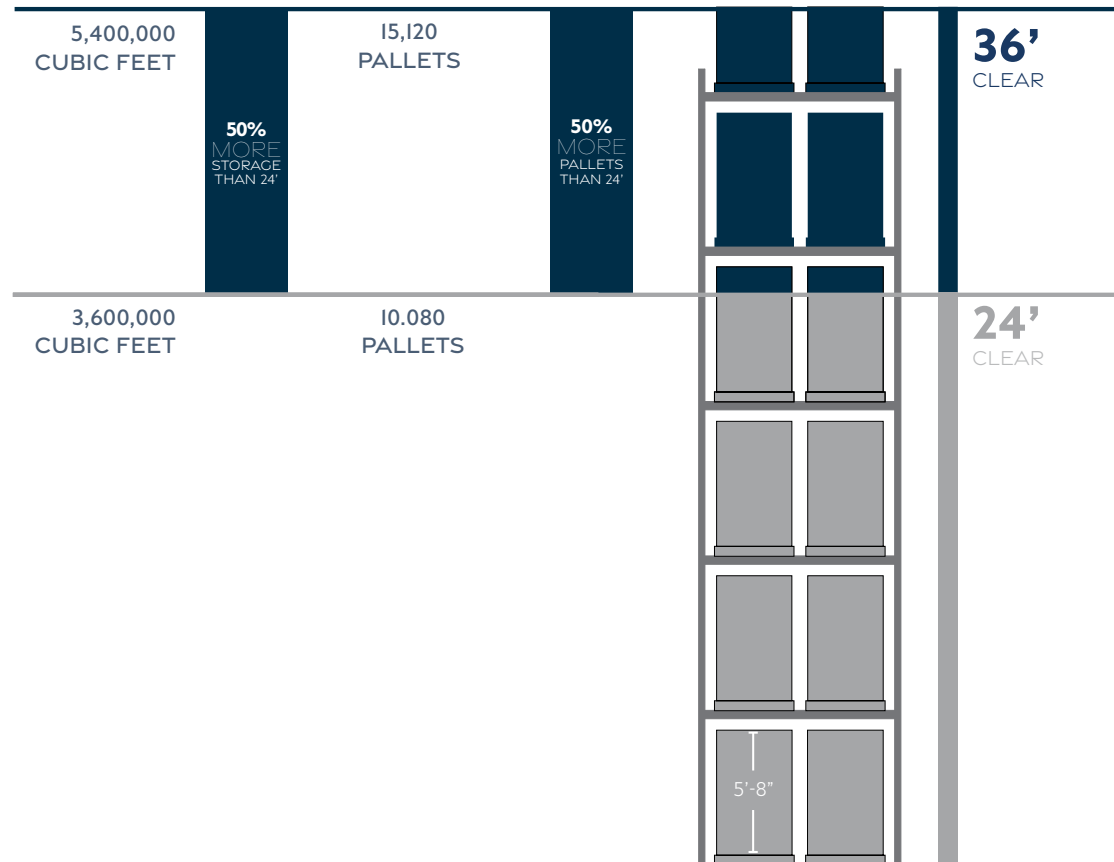


# SITE PLAN



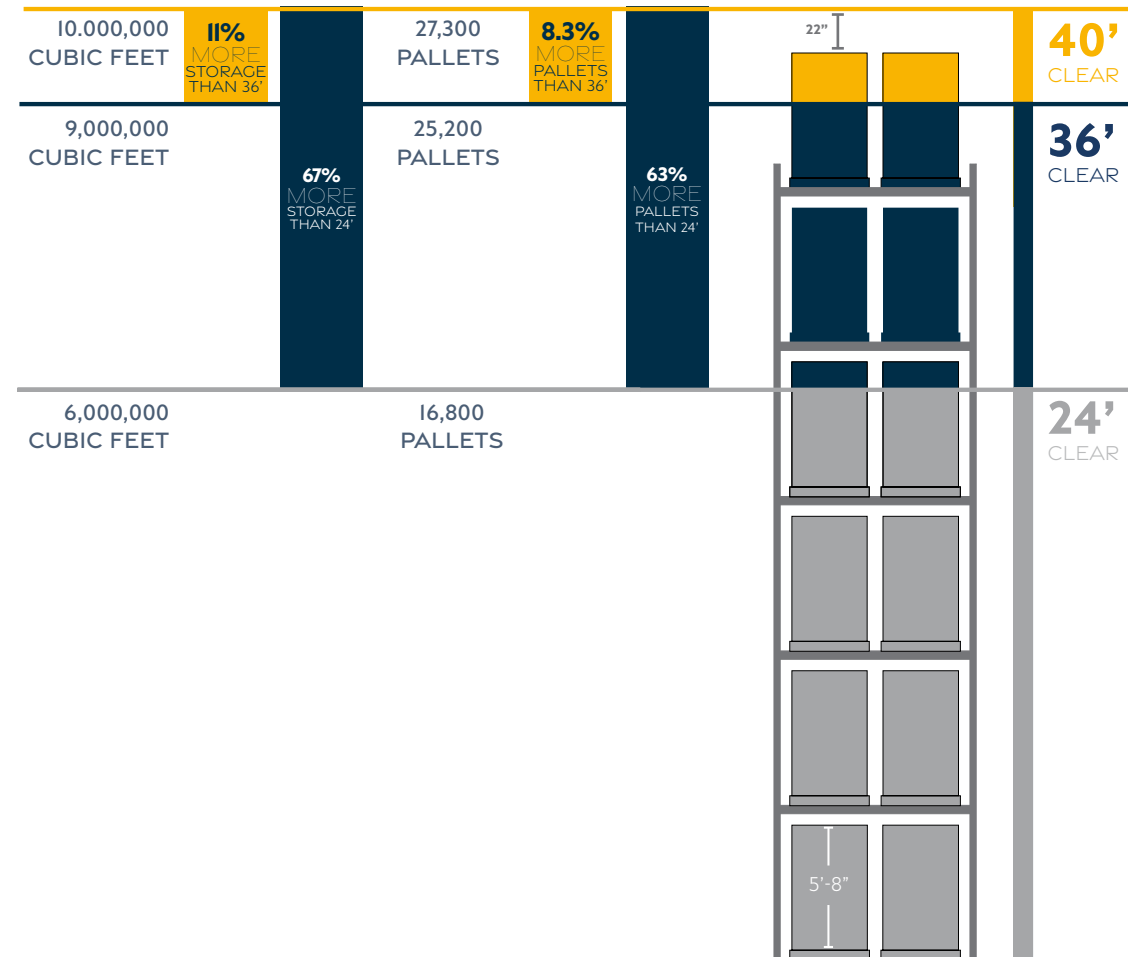
# BUILDING I

<b>Size:</b>	150,000 SF
<b>Office:</b>	To-suit
<b>Dimensions:</b>	600' x 250'
<b>Clear Height:</b>	36' clear (measured at underside of steel joist at first column line from loading walls)
<b>Column Spacing:</b>	54' x 50' (standard)
<b>Speed Bays:</b>	60'
<b>Loading Doors:</b>	28 (9'x10') dock doors. (50% outfitted with 35,000 lb. mechanical levelers, bumpers, and seals)
<b>Format:</b>	Single-side load
<b>Drive-In Doors:</b>	2 (12'x14') drive-in doors on grade
<b>Trailer Parking:</b>	28 stalls
<b>Car Parking:</b>	150 spaces (plus 100 banked)
<b>Sprinklers:</b>	ESFR sprinkler system
<b>Lighting:</b>	Electrical distribution to support LED light fixtures with motion sensors
<b>Floors:</b>	8" thick, 3,500 PSI poured concrete slab on grade
<b>Electrical:</b>	2,500 amp services with 277/480 volt, 3-phase electrical service
<b>Heating:</b>	Roof mounted, gas-fired heating units
<b>Sewers:</b>	Municipal (Town of Brookhaven)
<b>Additional Features:</b>	Full circulation design with ability to secure



# BUILDING 2

<b>Size:</b>	250,000 SF
<b>Office:</b>	To-suit
<b>Dimensions:</b>	833' x 300'
<b>Clear Height:</b>	40' clear (measured at underside of steel joist at first column line from loading walls)
<b>Column Spacing:</b>	54' x 50' (standard)
<b>Speed Bays:</b>	60'
<b>Loading Doors:</b>	42 (9'x10') dock doors. (50% outfitted with 35,000 lb. mechanical levelers, bumpers, and seals)
<b>Format:</b>	Single-side load
<b>Drive-In Doors:</b>	2 (12'x14') drive-in doors on grade
<b>Trailer Parking:</b>	52 stalls
<b>Car Parking:</b>	250 spaces (plus 167 banked)
<b>Fire Protection:</b>	ESFR sprinkler system
<b>Lighting:</b>	Electrical distribution to support LED light fixtures with motion sensors
<b>Floors:</b>	8" thick, 3,500 PSI poured concrete slab on grade
<b>Electrical:</b>	2,500 amp service with 277/480 volt, 3-phase electrical service
<b>Heating:</b>	Roof mounted, gas-fired heating units
<b>Sewers:</b>	Municipal (Town of Brookhaven)
<b>Additional Features:</b>	Full circulation design with ability to secure



# LOCATION OVERVIEW



**I-495 (LIE) EXIT 68N**  
0.2 MILES

**LAGUARDIA AIRPORT**  
56.0 MILES

**NEWARK AIRPORT**  
78.0 MILES

**MACARTHUR AIRPORT**  
15.6 MILES

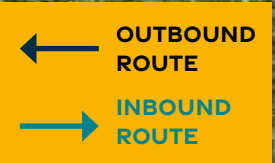
**SUNRISE HIGHWAY**  
4.7 MILES

**J.F.K. AIRPORT**  
58.4 MILES

**PORT NEWARK/  
ELIZABETH**  
78.1 MILES

**KEY  
DISTANCES**





# CORPORATE NEIGHBORS

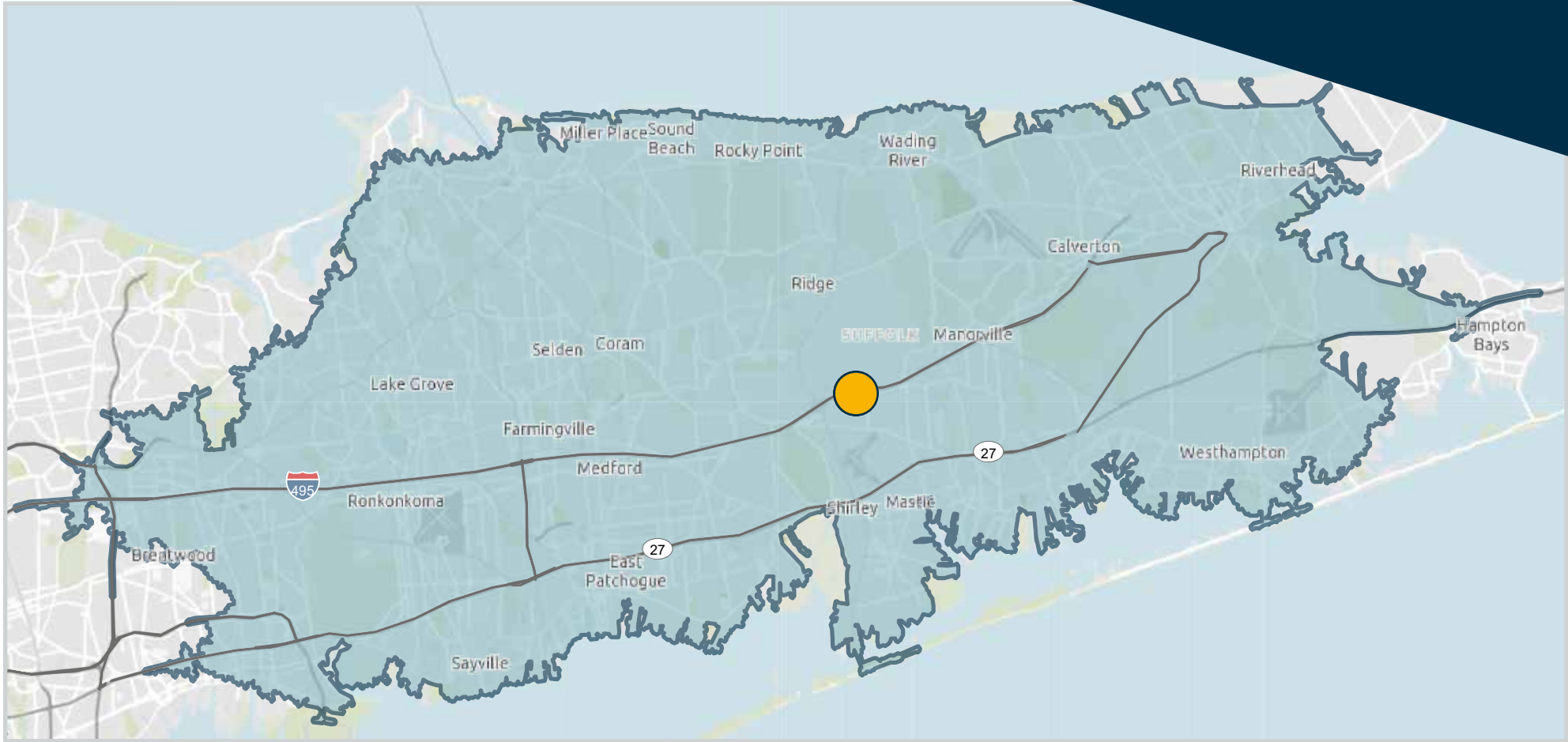
Brookhaven  
National Laboratory





# 30-MINUTE DRIVE TIME

# LABOR & POPULATION



**TOTAL POPULATION**  
805,319



**TOTAL LABOR FORCE**  
431,689



**TRANSPORTATION WAREHOUSE WORKERS**  
23,259



**MEDIAN WAREHOUSE RELATED HOURLY WAGE**  
±\$16.59 / HR



**MEDIAN HOUSEHOLD INCOME**  
\$103,219 / YR

\*SOURCE: ESRI 2021

# NEARBY AMENITIES

## The Boulevard

BROOKHAVEN - NEW YORK

Mixed Use Development including hotel, retail stores & ±1,000 residential units (rentals and purchases available)

## PRECISION INNOVATION PARK

AT BROOKHAVEN  
SUFFOLK COUNTY, NY

#	NAME
1	7-ELEVEN
2	ATM
3	ATM
4	CARLO'S PIZZA SHIRLEY
5	NEW YORK GOLD CENTER
6	RKP CARD AND GIFT SHOP
7	ROYAL SUPERMARKET
8	NEW ORIENTAL KITCHEN
9	OKENI SUSHI
10	ORIENTAL KITCHENS
11	CARLO'S PIZZA
12	SHEAR OBSESSION HAIR SALON
13	COLINS DELI
14	H & L GROCERY & DELI
15	SALON NEVAEH
16	HOME2 SUITES BY HILTON LONG IS
17	MENU OF HOMES INC
18	NANA LANAS DAY CARE
19	RASMEU DELI
20	RUSSOS GLUTTEN FREE GOURMET
21	SUFFOLK COUNTY POLICE DEPT
22	UNCLE WALLY'S BAKE SHOPPE
23	BACK STREET DELI
24	MOBIL GAS STATION
25	WALMART SUPERCENTER
26	LEARNING LADDER DAY CARE
27	HEALTHY MEALS DIRECT
28	LA VESPA RESTAURANT
29	KINGS CITY KITCHEN



DELIVERING Q1 2023



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[WWW.PRECISIONINNOVATIONPARK.COM](http://WWW.PRECISIONINNOVATIONPARK.COM)



# PRECISION INNOVATION PARK

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SUFFOLK COUNTY, NY



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