

LINCOLN LOGISTICS

84 | 684

CROSSINGS

ROUTE 312 AND PUGSLEY ROAD (AT INTERSTATE 84 EXIT 65)

Town of Southeast, Putnam County, NY (Brewster, NY post office)

AVAILABLE

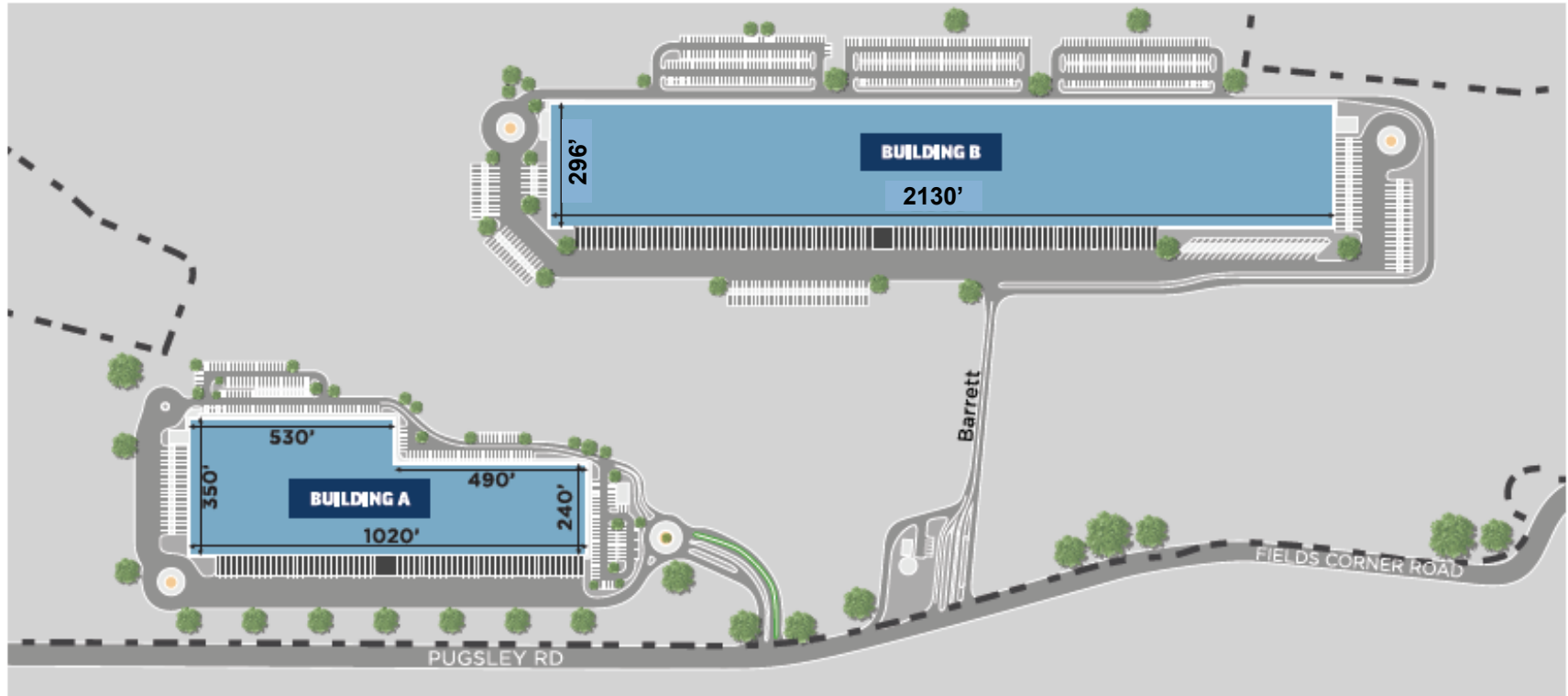
- Two buildings totaling 933,100 SF
- Construction Started October 2022
- Delivery Q4 2023



CUSHMAN & WAKEFIELD

Pyramid Brokerage Company
INDEPENDENTLY OWNED AND OPERATED

SITE PLAN



Building A – 303,100 SF

- Office Space to Suit
- 252 Total Car Parks
- 56 Loading Docks
- 19 Trailer Parking
- 135' Truck Court Depth
- Delivery Q4 2023

Building B – 630,000 SF

- Office Space to Suit
- 520 Total Car Parks
- 121 Loading Docks
- 123 Trailer Parking
- 135' Truck Court Depth
- Delivery Q4 2023




PROJECT SPECIFICATIONS

- Total Size 933,100 SF (Two Buildings)
- Ceiling Height: 40'
- Sprinkler System: ESFR
- Approved site plans for 618,000 and 303,1000 SF building, with construction started in October 2022 and delivery in Q4 2023.
- Less than a 60-minute drive to all of Bronx, Westchester, and Fairfield Counties
- Frontage along I-84 Exit 65, 7 Minutes to I-684, & 10 Minutes to Route 7
- 90 minutes to Port Newark/Port Elizabeth


DEMOGRAPHICS

	MILE RADIUS FROM PROPERTY		
	5 Miles	10 Miles	20 Miles
POPULATION			
2020 Total Population	41,115	180,114	712,639
2000 Total Population	39,300	168,203	662,535
Population Growth (2000-2020)	4.6%	7.1%	7.6%
INCOME			
% of households with income >\$150,000	26.1%	28.0%	29.7%
Average Household income	\$130,117	\$137,004	\$144,968
EMPLOYMENT			
White Collar	60.6%	65.4%	65.1%
Blue Collar	39.4%	34.6%	34.9%
EDUCATION			
% of Bachelor's Degrees Or Higher	36.6%	40.2%	44.0%


WESTCHESTER & FAIRFIELD COUNTIES




Affluent counties that benefit from residents who commute to and from NYC



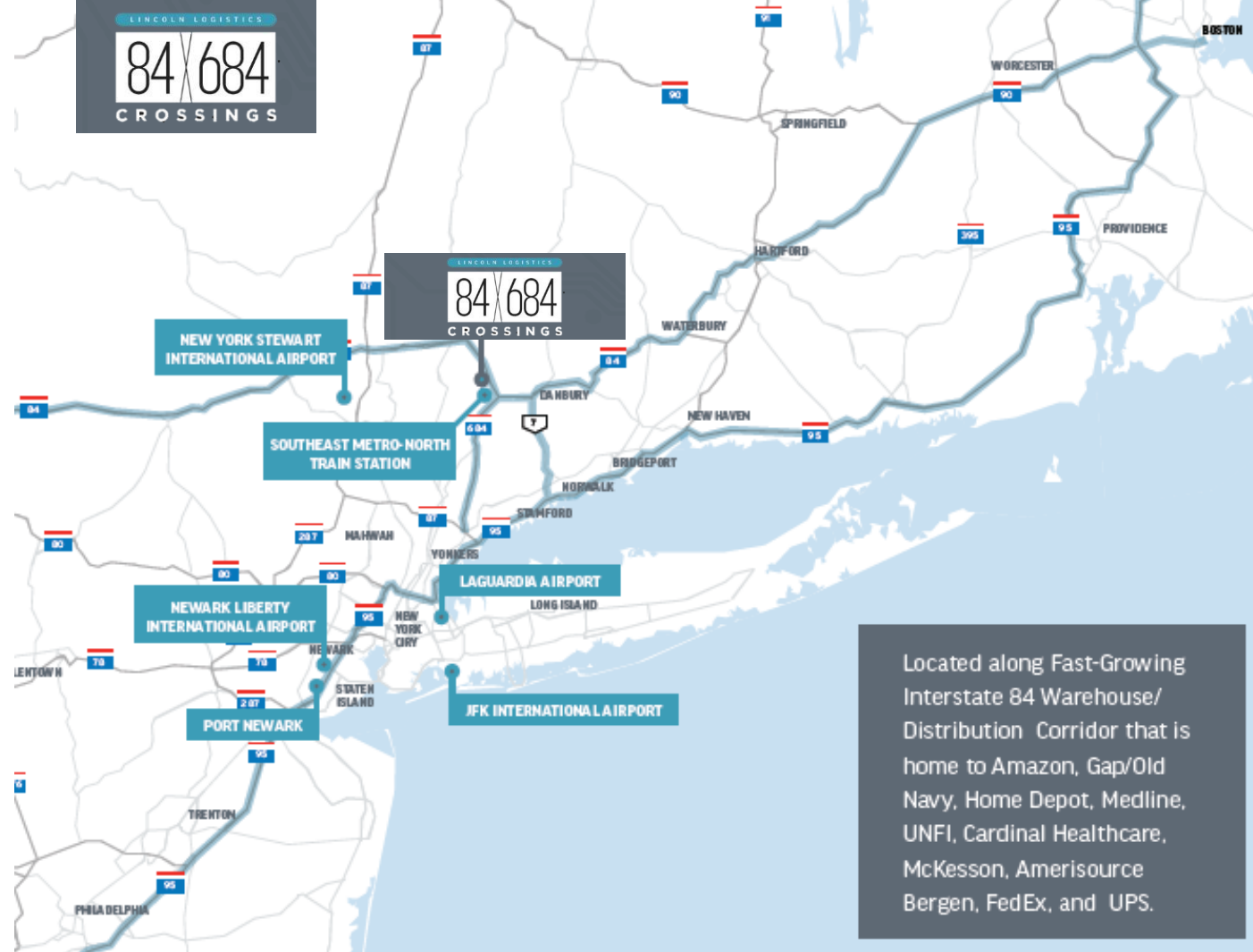
A combined population of more than 1.9 million residents



An average household income of \$147,025



245,000 Workers within 30-minute drive



POINTS OF INTEREST

MAJOR ROADWAYS	TIME	DISTANCE
Interstate 84	0 Minutes	0 Miles
Route 6	2 Minutes	1 Mile
Interstate 684	7 Minutes	4.2 Miles
Route 7	13 Minutes	11 Miles

CITIES	TIME	POPULATION
Danbury	15 Mins.	85,000
Norwalk	30 Mins.	89,000
White Plains	37 Mins.	59,000
Stamford	45 Mins.	132,000
New York City	55 Mins.	8.7 Million
Scranton	2 Hrs.	77,182
Boston	2 Hrs. 40 Mins.	4.3 Million

TRANSPORTATION	TIME	DISTANCE
Southeast Metro-North Train Station	3 Minutes	1.3 Miles
Stewart Airport	39 Minutes	35 Miles
LaGuardia Airport	58 Minutes	59 Miles
JFK International Airport	1 Hour 5 Minutes	62 Miles
NWK Liberty International Airport	1 Hour 28 Minutes	72 Miles
Port Newark	1 Hour 30 Minutes	73 Miles

Located along Fast-Growing Interstate 84 Warehouse/ Distribution Corridor that is home to Amazon, Gap/Old Navy, Home Depot, Medline, UNFI, Cardinal Healthcare, McKesson, Amerisource Bergen, FedEx, and UPS.

For more information, please contact:

CHARLES FERN
Executive Vice Chairman
+1 732 243 3101
chuck.fern@cushwake.com

THOMAS D. TUCCI
Executive Managing Director
+1 732 243 3120
thomas.tucci@cushwake.com

STEPHEN SHOEMAKER
Managing Director
+1 732 452 6166
stephen.shoemaker@cushwake.com

BILL WAXMAN
Vice Chair
+1 201 426 2200
bill.waxman@cushwake.com

ROBERT SCHERREIK
Pyramid Brokerage Co.
President
+1 845 787 1373
rscherreik@pyramidbrokerage.com

©2021 Cushwake & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNERS. ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.