

# CROSSWAYS

## LOGISTICS CENTER

1 MEDIA CROSSWAYS | WOODBURY, NEW YORK

104,544 SF REMAINING

DIVISIONS 35,000 SF | 50,000 SF | 65,000 SF



104,544 SF  
AVAILABLE

 RIVIAN



LESS THAN 1 MILE  
FROM L.I.E.



FLEET & TRAILER  
PARKING



DIVISIONS AVAILABLE  
(PAGE 3)

# SITE PLAN

AVAILABLE



0.80 MILES  
TO EXIT 44



## Building Specifications

**Available Size:** 104,544 SF

**See division plans** (Page 3)

**Office Space:** Up to 30%

**Acreage:** ± 9.00 Acres

**Loading:** 27 Docks, 1 Drive-In

**Trailer Parking:** 18

**Car Parking:** 117 spaces  
+ 43 landbanked

**Clear Height:** 36'

**Column spacing:** 54' x 50'

**Sprinklers:** ESFR

**Speed Bays:** 54' x 60'

**IDA PILOT**

Taxes: \$3.16 PSF '24/'25

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

# DIVISION OPTIONS

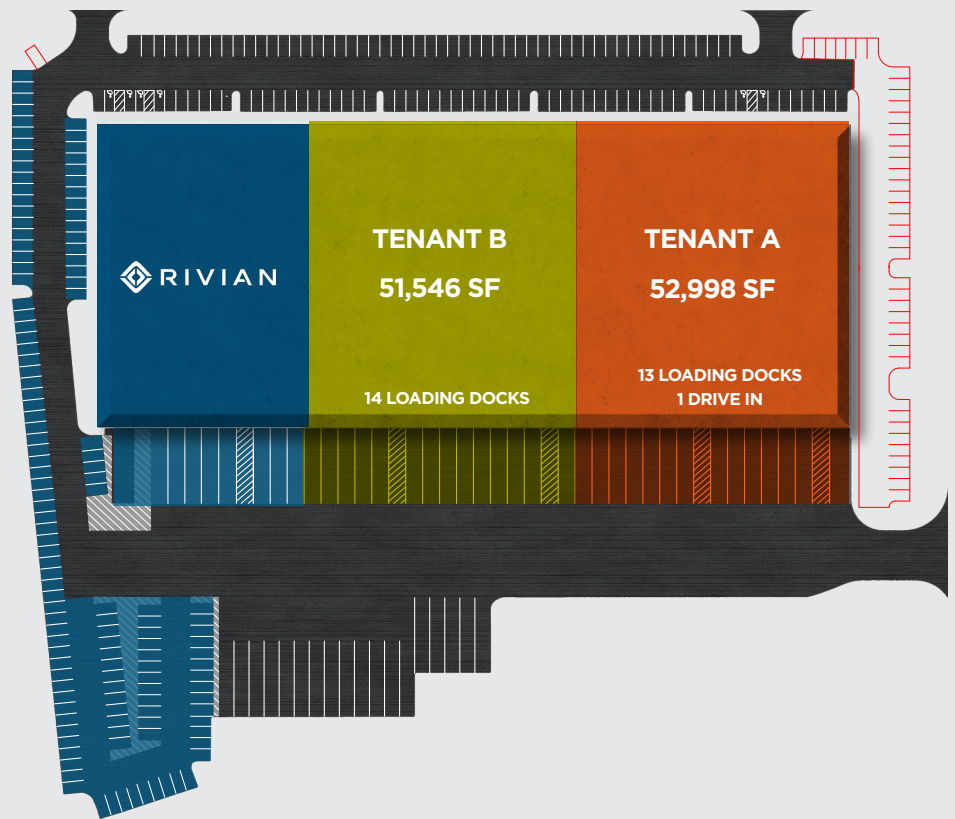
## OPTION 1

### Tenant A:

52,998 SF  
13 Loading Docks  
1 Drive-In

### Tenant B:

51,546 SF  
14 Loading Docks



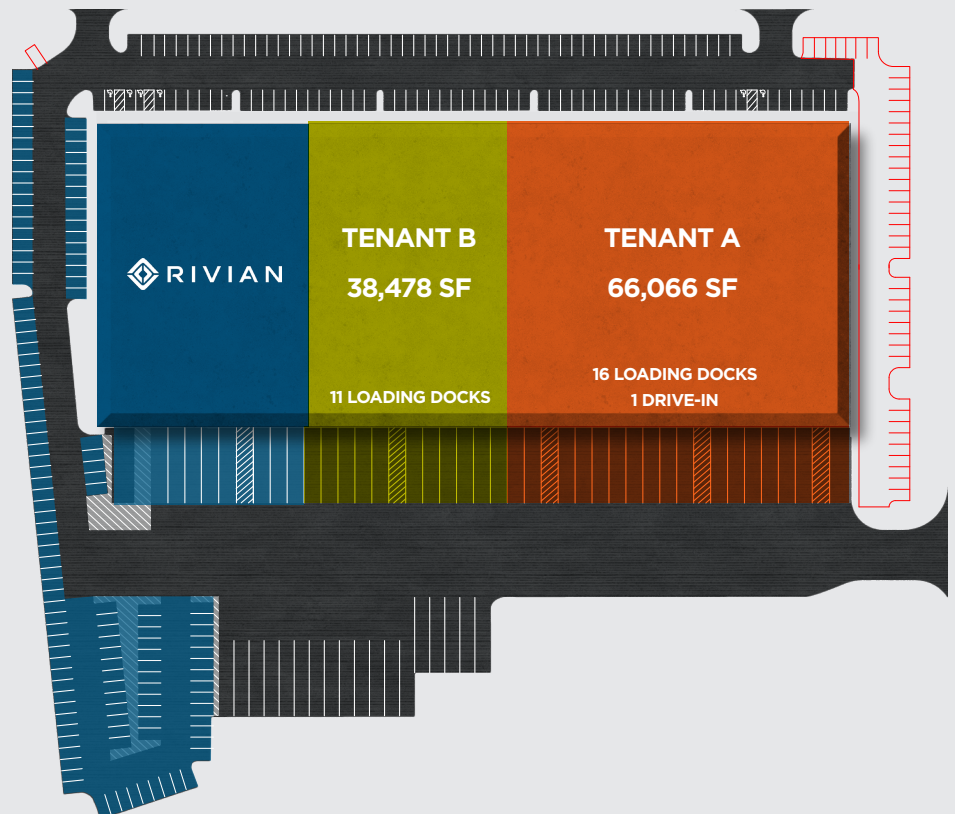
## OPTION 2

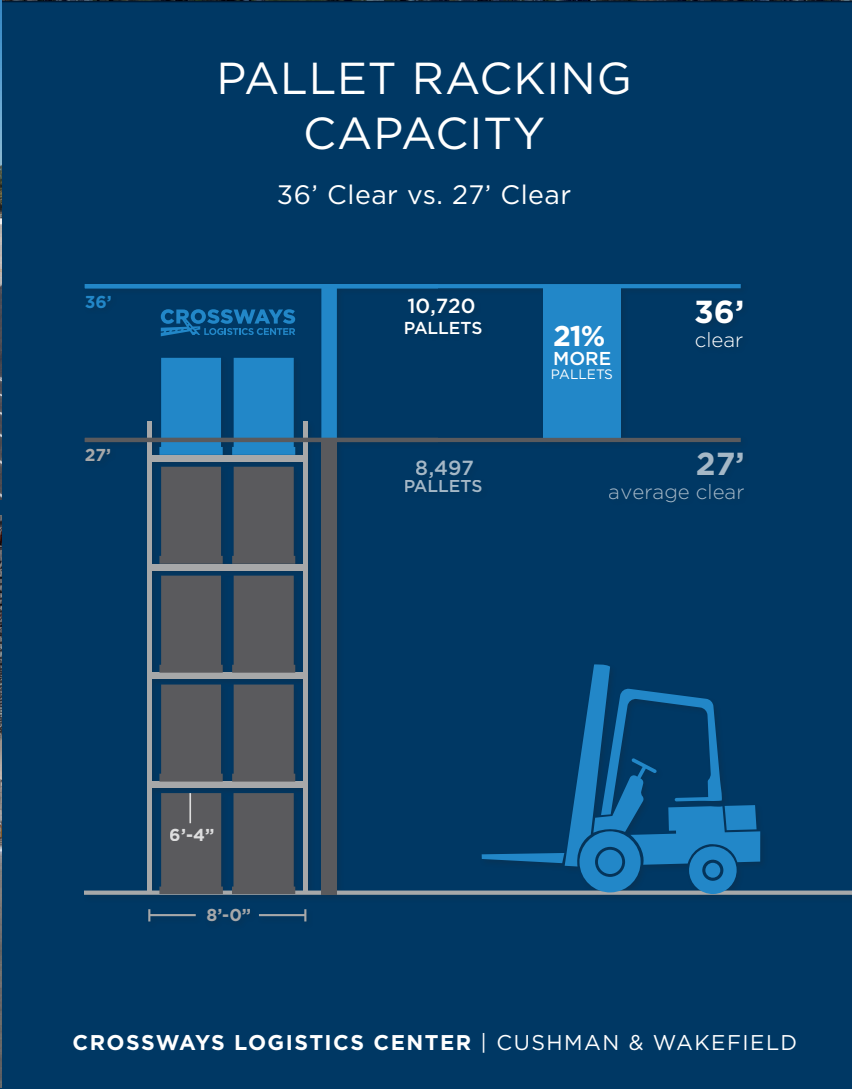
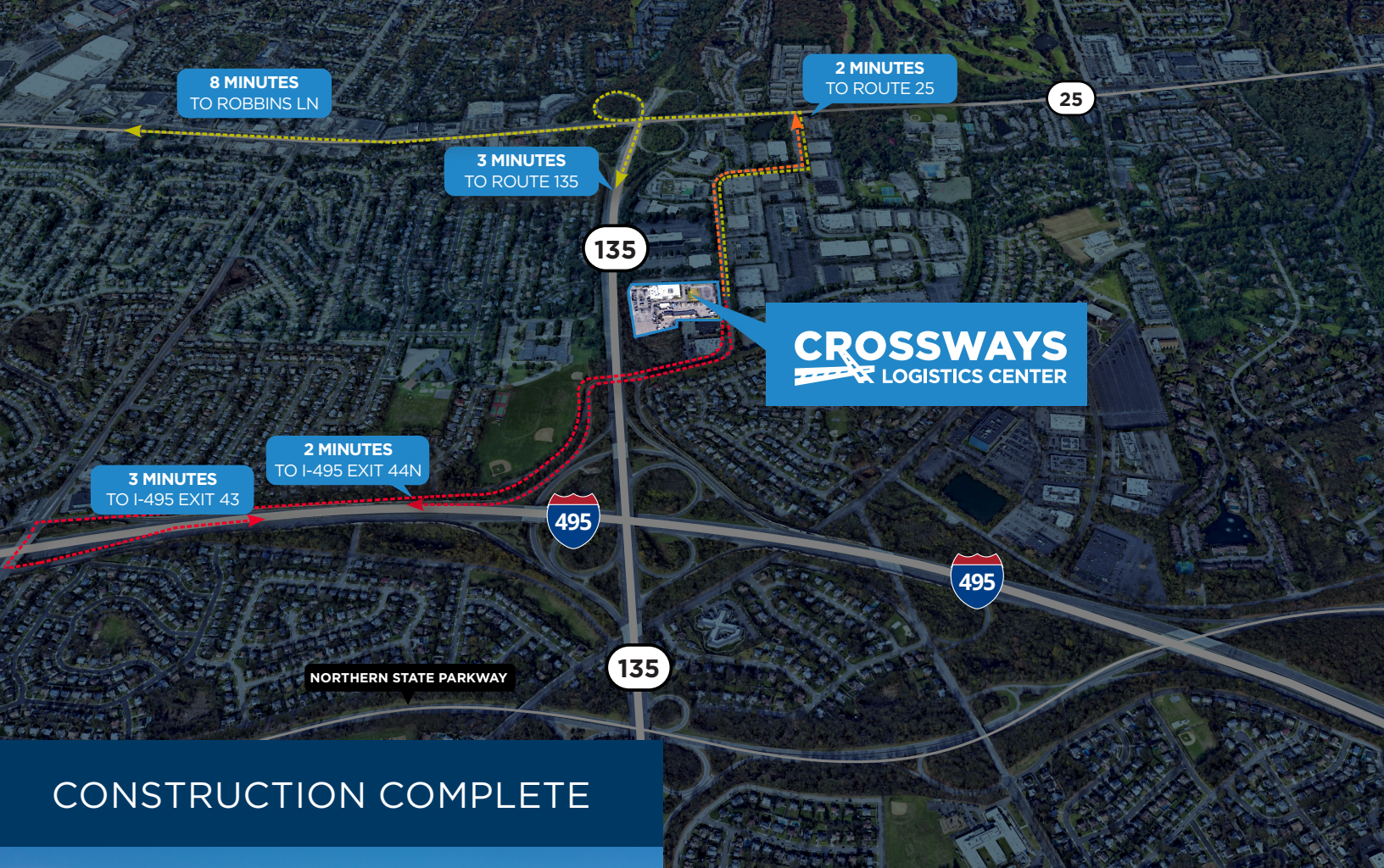
### Tenant A:

66,066 SF  
16 Loading Docks  
1 Drive-In

### Tenant B:

38,478 SF  
11 Loading Docks





# 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

- Suffolk County
- Nassau County
- Queens
- Brooklyn



[CROSSWAYSLOGISTICSCENTER.COM](https://crosswayslogisticscenter.com)

# CONTACT US

FOR MORE INFORMATION



**Frank Frizalone, SIOR**

*Executive Managing Director*

+1 631 425 1242

[frank.frizalone@cushwake.com](mailto:frank.frizalone@cushwake.com)

**Thomas DeLuca**

*Managing Director*

+1 631 425 1237

[thomas.deluca@cushwake.com](mailto:thomas.deluca@cushwake.com)

**Nicholas Gallipoli**

*Managing Director*

+1 631 926 2868

[nicholas.gallipoli@cushwake.com](mailto:nicholas.gallipoli@cushwake.com)

**John Giannuzzi**

*Senior Associate*

+1 631 425 1228

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

**Mindy Lissner, SIOR**

*Vice Chair*

+1 732 261 6319

[mindy.lissner@cushwake.com](mailto:mindy.lissner@cushwake.com)

**Bill Waxman, SIOR**

*Vice Chair*

+1 201 394 9989

[bill.waxman@cushwake.com](mailto:bill.waxman@cushwake.com)

**ROCKEFELLER  
GROUP**



©2022 Cushman & 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 OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.