

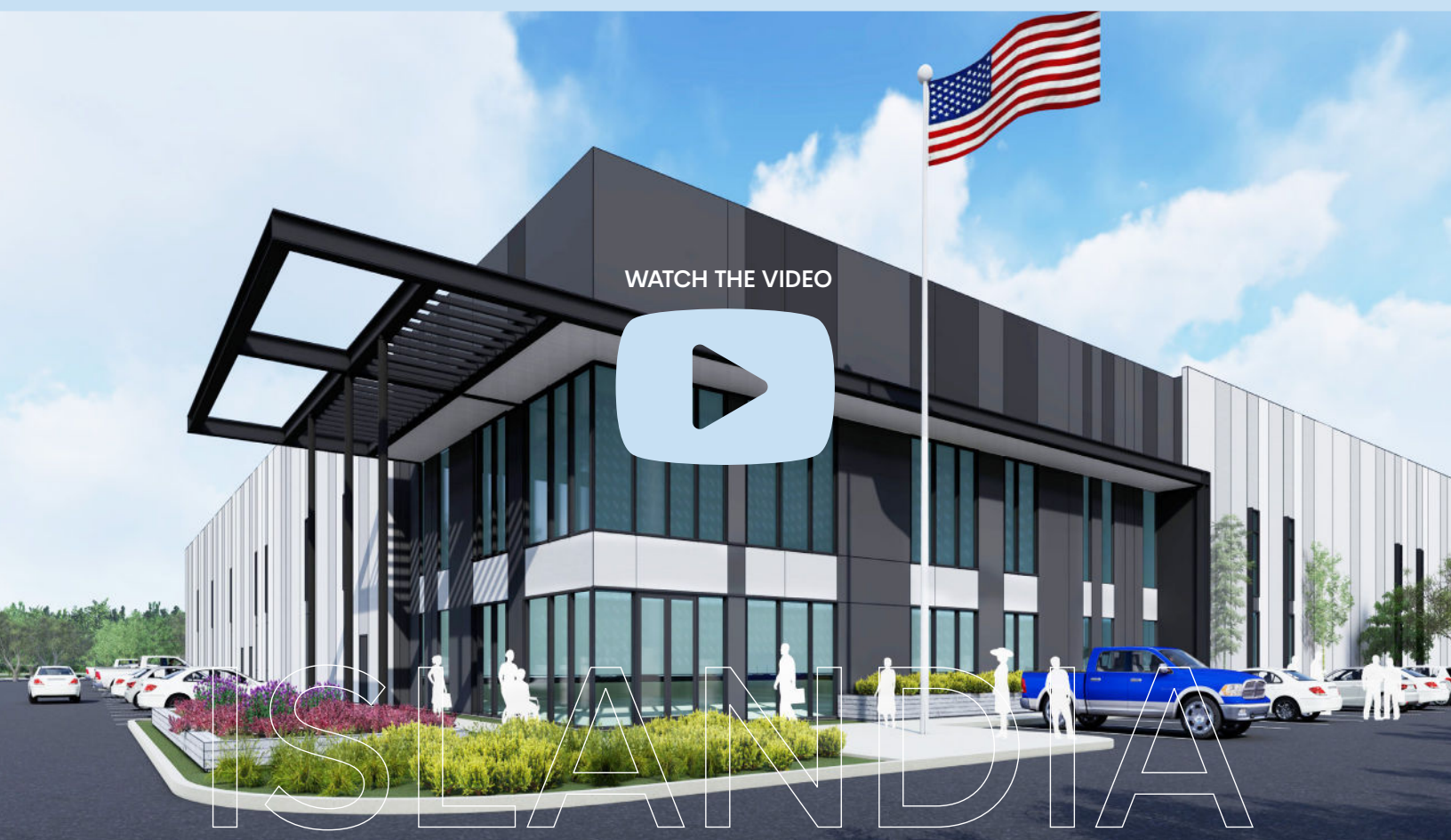
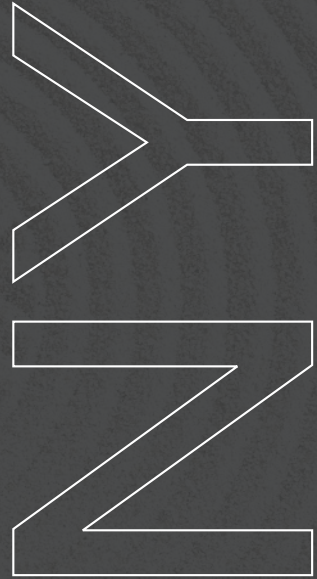


OLD NICHOLS

COMMERCE CENTER

±178,239 SF
**WAREHOUSE/
DISTRIBUTION CENTER**
AVAILABLE

LONG ISLAND'S PREMIER CLASS A INDUSTRIAL OPPORTUNITY



WATCH THE VIDEO



OWNERSHIP

CREATION RE PE

INSTITUTIONAL INVESTORS ADVISED BY

J.P.Morgan
Asset Management

LEASING AGENT

CBRE

OLD NICHOLS COMMERCE CENTER

ISLANDIA, NEW YORK



Old Nichols Commerce Center is a ±178,239 square foot, Class A speculative industrial development situated on approximately 11.92 acres in Islandia, NY. Old Nichols Commerce Center is located at the entrance to the Long Island Expressway at Exit 58 with ±1,000 feet of direct frontage along Long Island's major limited access east-west thoroughfare and trucking route. It is ideally situated mid-island, offering unmatched distribution and transportation capabilities for industrial users from NYC to The Hamptons. The best in class design and visibility provide an unique opportunity for local and regional occupiers alike.



Direct **ACCESS** to Long Island Expressway



Long Island Expressway **VISIBILITY**



Express Drive N. **FRONTAGE**



PROXIMITY to employers and local amenities



Population **DENSITY**



Direct Access to LIE at Exit 58



DEVELOPMENT FACTS

General

Building Name	Old Nichols Commerce Center
Gross Square Footage	178,239 SF
Spec - Ground Floor Office	Preapproved for up to +/- 10,000 SF
Product Type	Rear Load
Clear Height	36' Clear Height
Bay Spacing	52' x 56' w/60' speed bay
Truck Court Depth	185'
Tenant Divisibility	1
Gated / Secured	TI Optional

System

Power	2500A @ 277/480V 3 Phase
Lighting	Code Required Emergency Lighting
Water	2"
Gas	2-1/2"
Sanitary	Site Specific Septic System
Sustainability	Green Globe Certified
Fire Sprinkler	ESFR
Smoke Exhaust	Yes, per City Code
Fire Pump (if applicable)	Electric
Heat (Market Specific)	Cambridge Gas Unit Heaters
Storm Drain Location	Interior

Doors	Count	Size	Type
Dock Doors	30	(9' - 0" x 10'-0")	High Lift
View Panels	Yes		
Dock Equipment	Bumpers and Guards		
Drive-in Doors	2	14' -0"x 16'-0"	High Lift
Entry Doors	2	6' -0"x 8'-10"	Storefront

Site	Size	Provided
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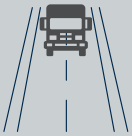
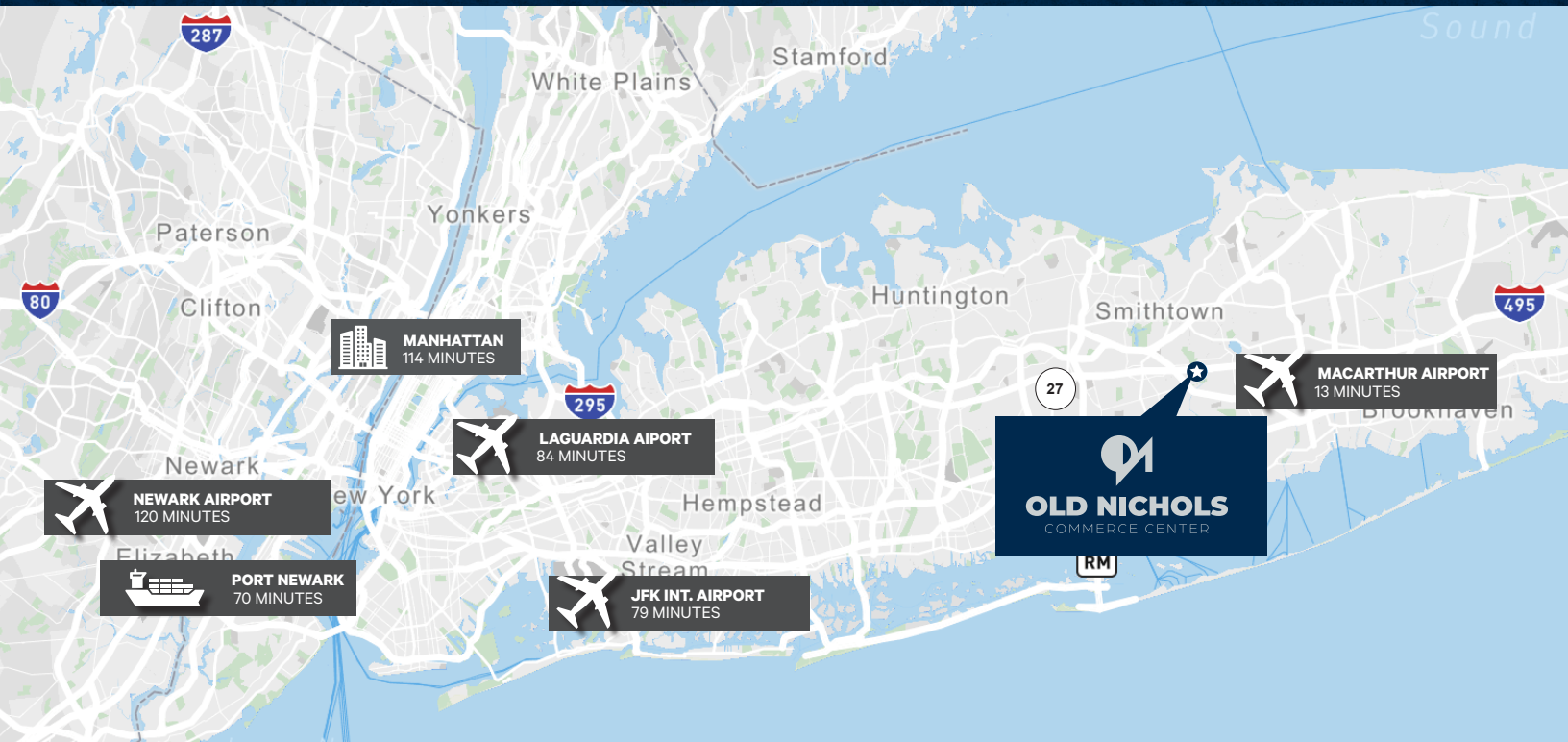
Parking		
Standard	9'-0" x 19'-0"	221
ADA Stalls	11'-0" x 19'-0"	8
Trailer Parking	31	
Electric Charging Stations	(Y) 2 Dual Charging Stations - 4 spaces	
Fire Lane Width	26'	
Truck Drive Width	30'	
Truck Court Material	Asphalt w/Concrete Dolly Pads	
Truck Court Dolly Pad Thickness	8" Thick Unreinforced	

Envelope

Slab on Grade Thickness	8" Thick Unreinforced Sealed Concrete on 6" Base 4,000 PSI
Slab Vapor Barrier	Vapor Barrier at Office Areas
Wall Panels	Load-Bearing Precast (R-12)
Interior Finish	Painted
Roof Type	Fully adhered 60 mil TPO (R-30 min)
Insulation (type)	2-Ply Rigid Board Insulation R-30
Glazing System	6" Storefront
Clerestory Glazing (Y/N)	Y



LOCATION



Excellent Access to Major Highways



Nearby Domestic and International Airports



Within Close Proximity to Local Ground and Air Shipping Distribution Centers



Local Ground & Air Distribution Centers



23.6 MILES to FedEx Air & Ground



15.9 MILES to UPS Customer Center



4 MILES to DHL Express Gateway



14.9 MILES to Distribution Center



15.6 MILES to USPS Distribution Center

±178,239 SF WAREHOUSE/DISTRIBUTION CENTER AVAILABLE



ISLANDIA



OLD NICHOLS
COMMERCE CENTER

LEASING INFORMATION

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OWNERSHIP



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