

**RAMSEY  
ROAD** SHIRLEY,  
NEW YORK

IMMEDIATE ACCESS TO  
LONG ISLAND EXPRESSWAY (I-495)  
**DELIVERING Q4 2024**



**FOR LEASE**

78,400 SF  
STATE OF THE ART WAREHOUSE

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# RAMSEY ROAD

SHIRLEY,  
NEW YORK

## OPPORTUNITY OVERVIEW

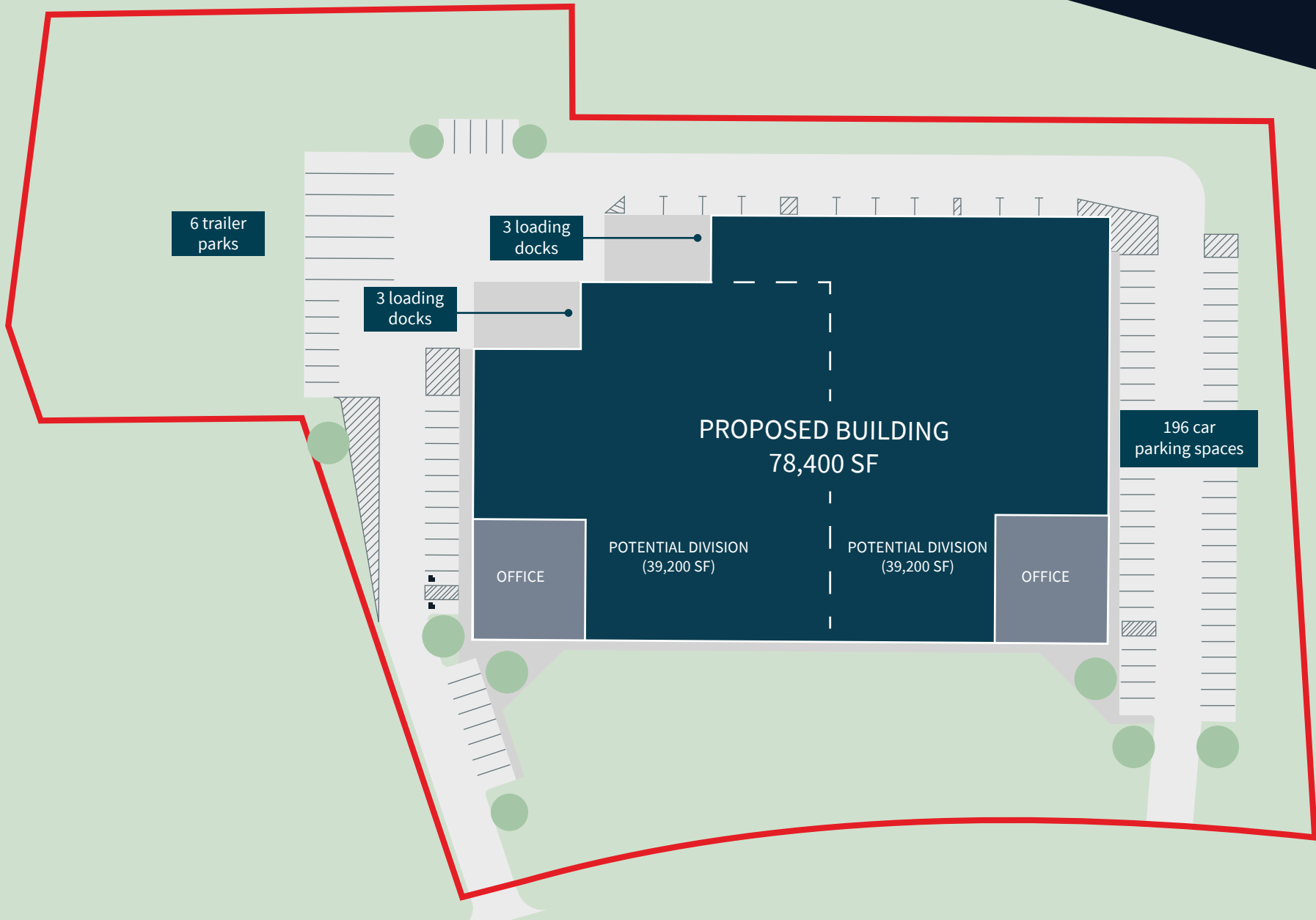
JLL is excited to offer for lease Ramsey Road in Shirley, NY - a new construction project consisting of a 78,400 square foot building. The development is conveniently situated right off the Long Island Expressway (I-495) in the heart of Suffolk County, NY. The building, set to be completed in 2024, will be a Class A facility equipped with modern features such as state-of-the-art clear heights and column spacing. The property will be delivered with a tax abatement program in effect. Additional IDA incentives may also be available for this project.

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



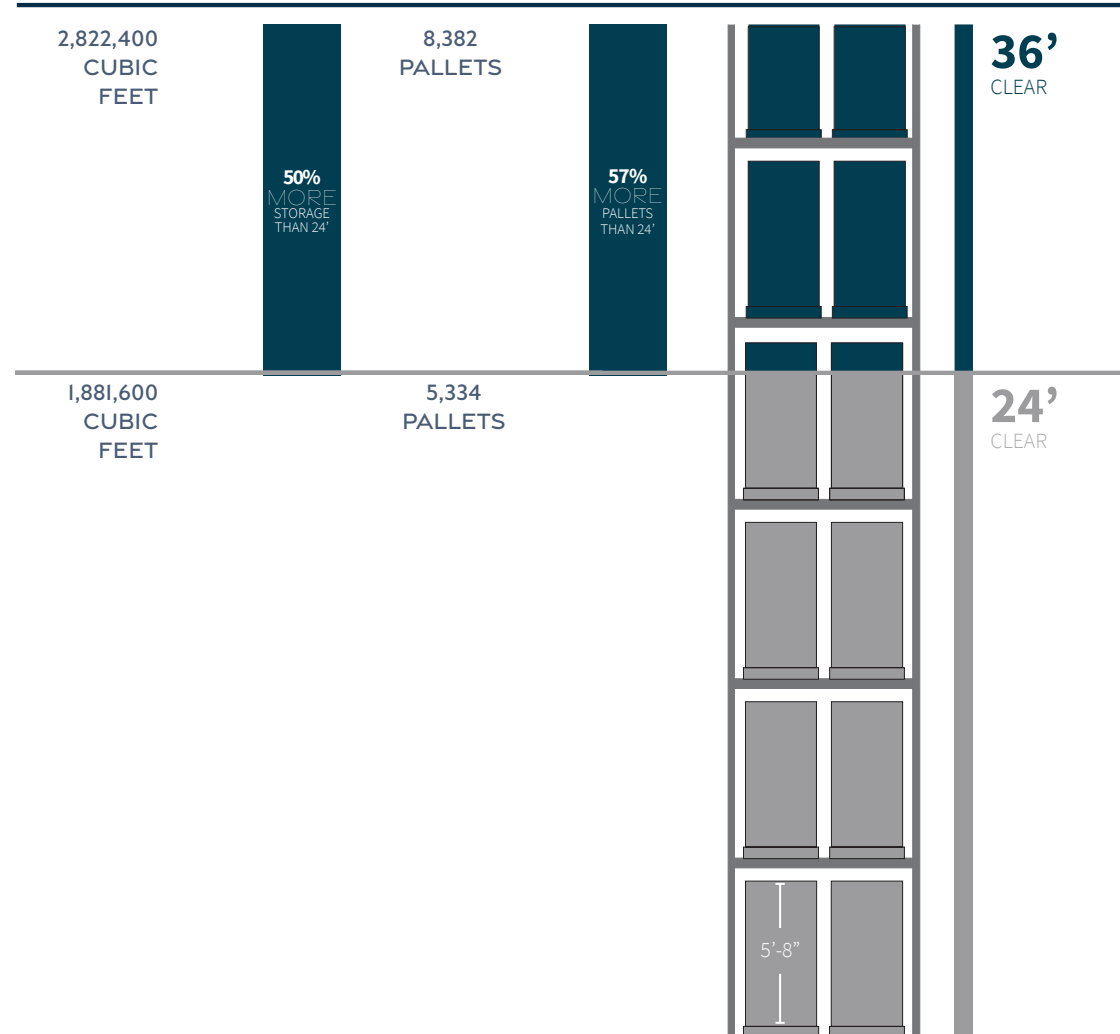
\*CONCEPTUAL RENDERING

# SITE PLAN



# SPECIFICATIONS

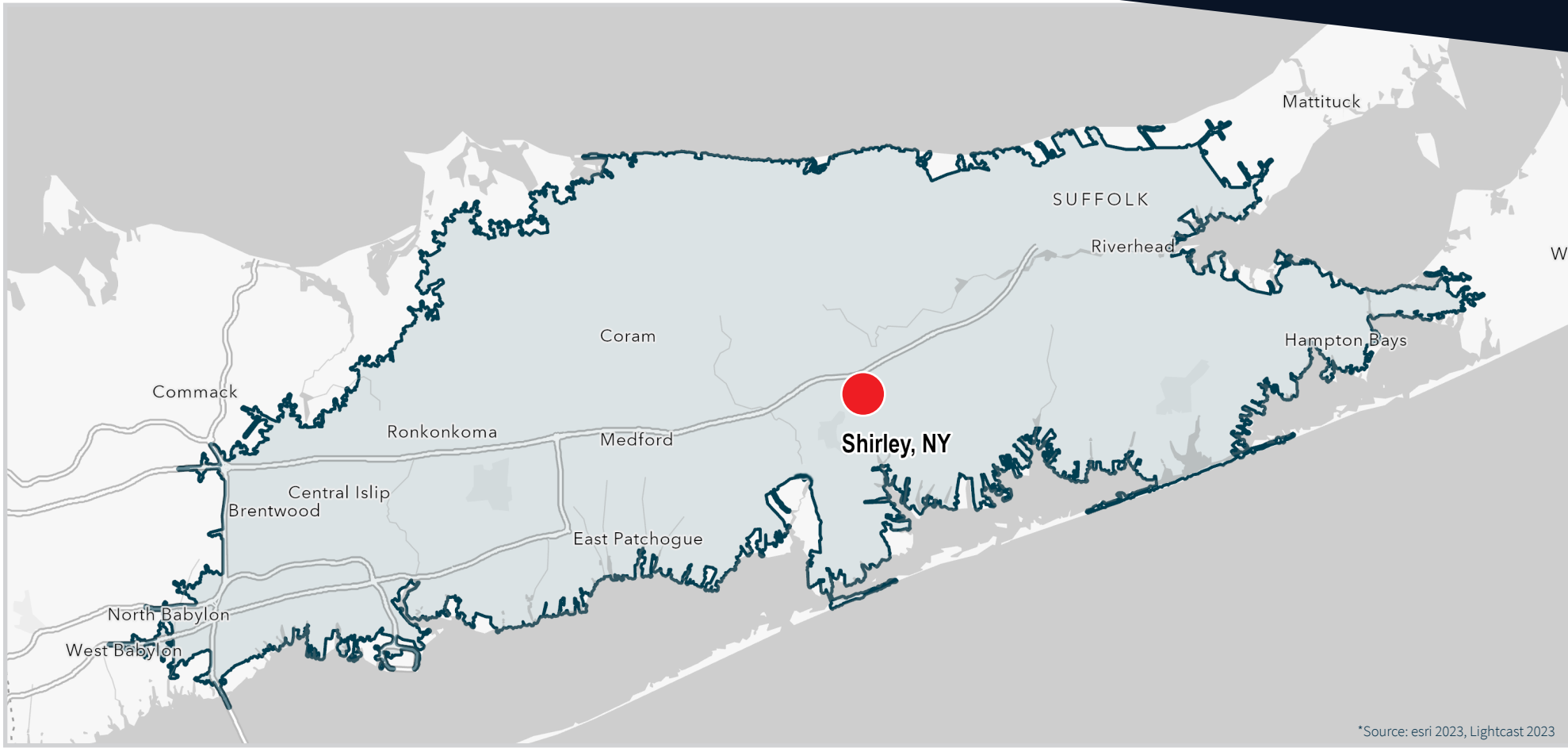
|                             |   |
|-----------------------------|---|
| <b>Size:</b>                | 78,400 SF   |
| <b>Office:</b>              | To-suit   |
| <b>Dimensions:</b>          | 240' x 357.5'   |
| <b>Clear Height:</b>        | 32' clear at lowest point   |
| <b>Column Spacing:</b>      | 45' x 55'   |
| <b>Loading Docks:</b>       | 6   |
| <b>Drive-In Doors:</b>      | 2 (12' x14') insulated doors  |
| <b>Trailer Parking:</b>     | 6 stalls  |
| <b>Car Parking:</b>         | 196 spaces  |
| <b>Sprinklers:</b>          | ESFR  |
| <b>Lighting:</b>            | LED   |
| <b>Floors:</b>              | 7" thick 3500 psi poured concrete slab  |
| <b>Electrical:</b>          | 2,500 amps @ 480V   |
| <b>Heating:</b>             | Energy efficient Cambridge heating systems, gas fired   |
| <b>Sewers:</b>              | Yes   |
| <b>Additional Features:</b> | <ul style="list-style-type: none"><li>• Freestanding building</li><li>• Divisible</li><li>• Full circulation design with ability to secure</li><li>• Real estate tax abatement in place</li></ul> |





# 30-MINUTE DRIVE TIME STATISTICS

# LABOR & POPULATION



\*Source: esri 2023, Lightcast 2023



**TOTAL POPULATION**  
904,038



**TOTAL LABOR FORCE**  
480,285



**TRANSPORTATION WAREHOUSE WORKERS**  
31,305



**MEDIAN WAREHOUSE RELATED HOURLY WAGE**  
±\$19.75/hr



**MEDIAN HOUSEHOLD INCOME**  
\$108,919 / YR



# CORPORATE NEIGHBORS



SERVICE ROAD

WILLIAM FLOYD PARKWAY

PRECISION DRIVE

RAMSEY ROAD

LONG ISLAND EXPRESSWAY

LONG ISLAND RAILROAD



# NEARBY AMENITIES



| #  | NAME                         |
|----|------------------------------|
| 1  | 7-ELEVEN                     |
| 2  | ATM                          |
| 3  | CARLO'S PIZZA SHIRLEY        |
| 4  | NEW YORK GOLD CENTER         |
| 5  | ROYAL SUPERMARKET            |
| 6  | ORIENTAL KITCHENS            |
| 7  | OKENO SUSHI                  |
| 8  | SHEAR OBSESSION HAIR SALON   |
| 9  | ATM                          |
| 10 | COLINS DELI                  |
| 11 | H & L GROCERY & DELI         |
| 12 | SALON NEVAEH                 |
| 13 | RAMSEY DELI                  |
| 14 | SUFFOLK COUNTY POLICE DEPT   |
| 15 | MOBIL GAS STATION            |
| 16 | K C CASTLE DAYCARE           |
| 17 | HEALTHY MEALS DIRECT         |
| 18 | LA VESPA RESTAURANT          |
| 19 | WALMART SUPERSTORE           |
| 20 | HOME2 SUITES BY HILTON       |
| 21 | THE SHOPPES AT THE BOULEVARD |



# RAMSEY ROAD

SHIRLEY,  
NEW YORK



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

**MACARTHUR AIRPORT**  
15.6 Miles

**J.F.K. AIRPORT**  
58.4 Miles

**PORT NEWARK/  
ELIZABETH**  
78.1 Miles

**SUNRISE HIGHWAY**  
4.7 Miles

**LAGUARDIA AIRPORT**  
56.0 Miles

**NEWARK AIRPORT**  
78.0 Miles

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