

LINCOLN LOGISTICS

84 | 684

CROSSINGS

AVAILABLE

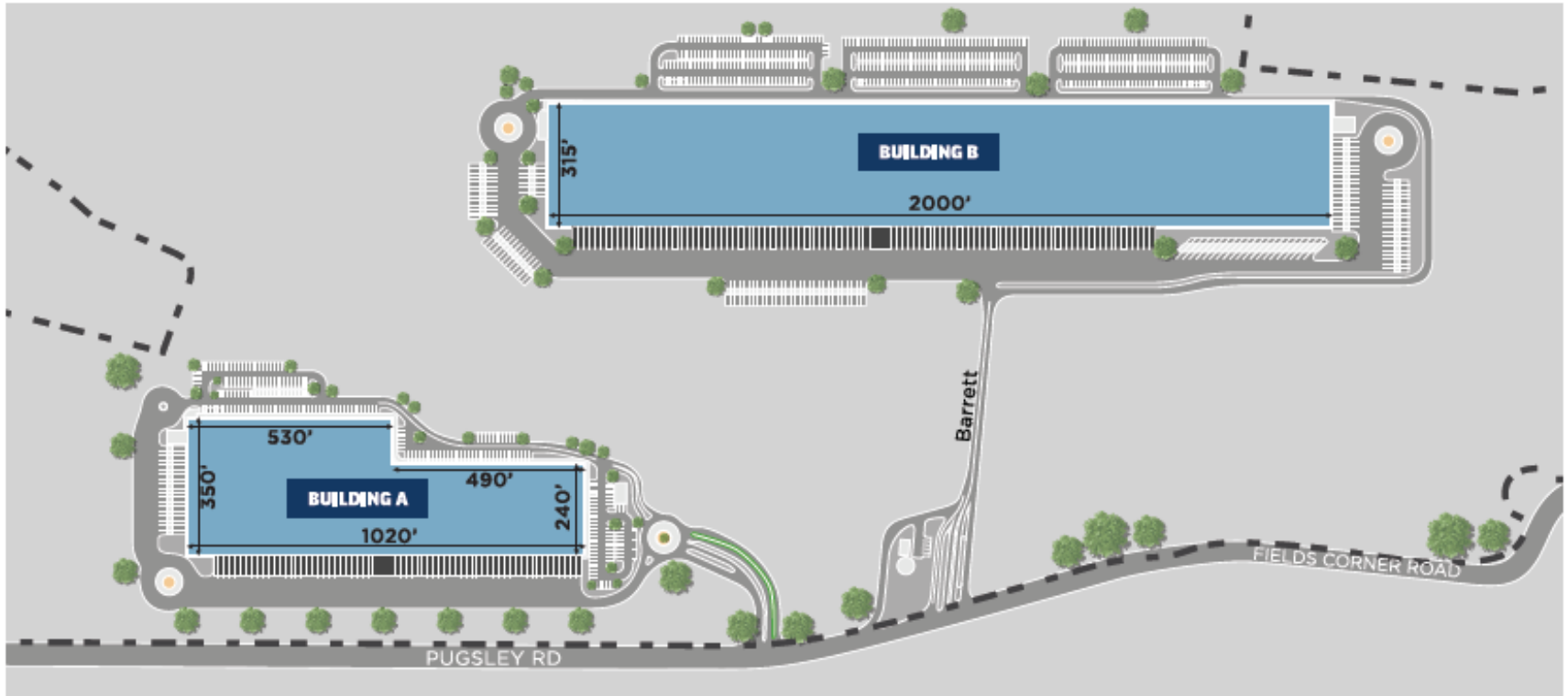
- Two buildings totaling 921,100 SF
- Construction Starting Q4 2021



**CUSHMAN &
WAKEFIELD**

**Pyramid Brokerage
Company**
INDEPENDENTLY OWNED AND OPERATED

SITE PLAN



Building A – 303,100 SF

- Office Space to Suit
- 250 Total Car Parks
- 54 Loading Docks
- 19 Trailer Parking
- 135' Truck Court Depth
- Construction Starts Q4 2021

Building B – 618,000 SF

- Office Space
- 511 Total Car Parks
- 87 Loading Docks
- 123 Trailer Parking
- 135' Truck Court Depth
- Construction Starts Q4 2021




PROJECT SPECIFICATIONS

- Total Size 921,100 SF (Two Buildings)
- Ceiling Height: 40'
- Sprinkler System: ESFR
- Approved site plans for 618,000 and 303,100 SF building, with construction to start Q4 2021
- 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



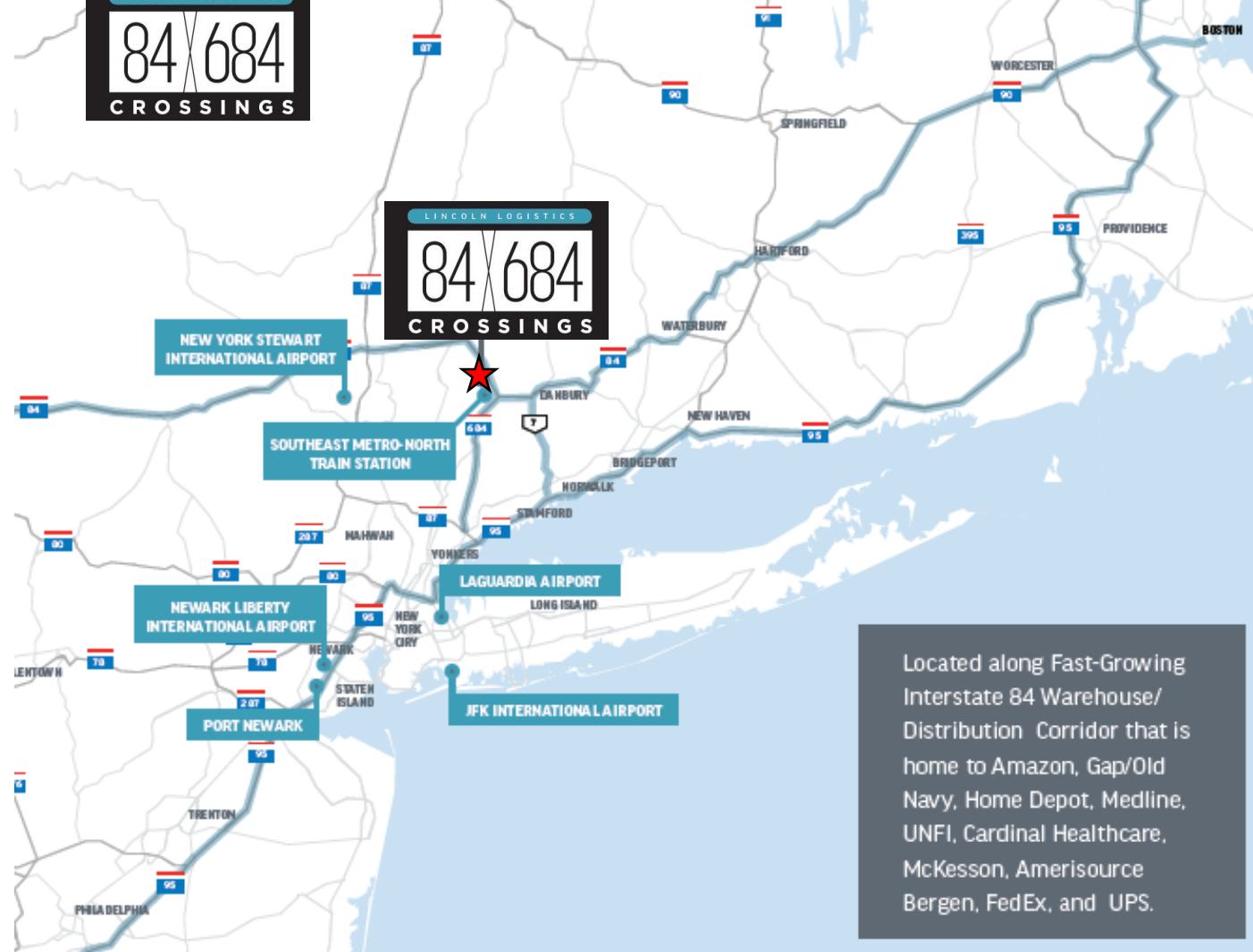
A combined population of more than 1.9 million residents



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.

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