

Rockland Logistics Center

OLD MILL ROAD, SUFFERN, NY

963,174 sq. ft.
BUILDING 1

170,589 sq. ft.
BUILDING 2

88,200 sq. ft.
BUILDING 3

AVAILABLE IMMEDIATELY
BLDG 1 & 2

An Excellent Location with ideal building specs!

New construction Class A buildings totaling over 1M sq. ft.

2.6 miles from the New York/New Jersey border

Great labor with access to high-income consumers throughout the Northeast

Five minutes to NYS Thruway (Interstate 87/287) Exit 14B

Twenty minutes to Gov Mario M. Cuomo Bridge and thirty-five minutes to G.W. Bridge



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

74M+

square feet of logistics space

550+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



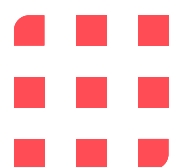
The Brookfield advantage

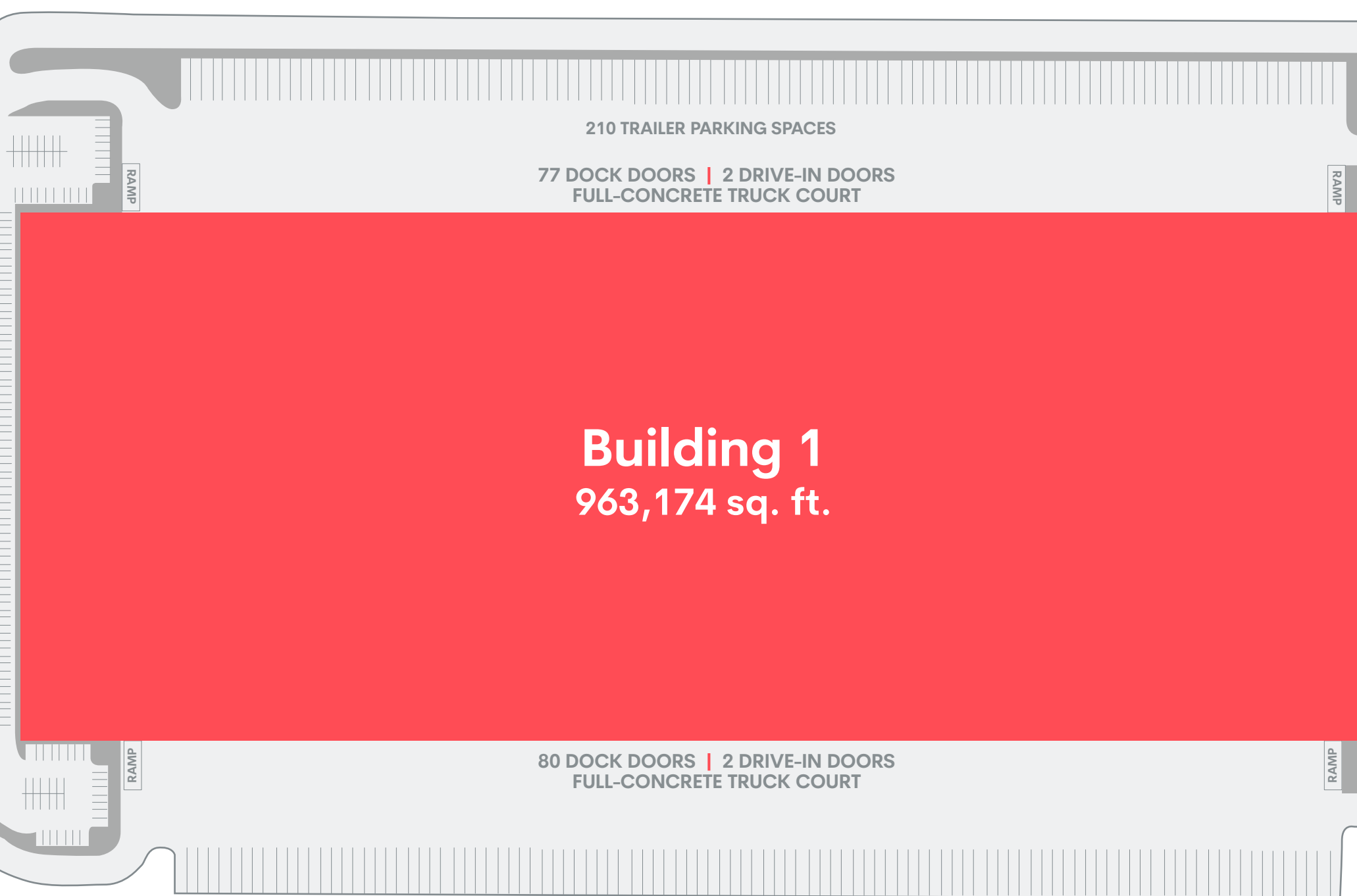
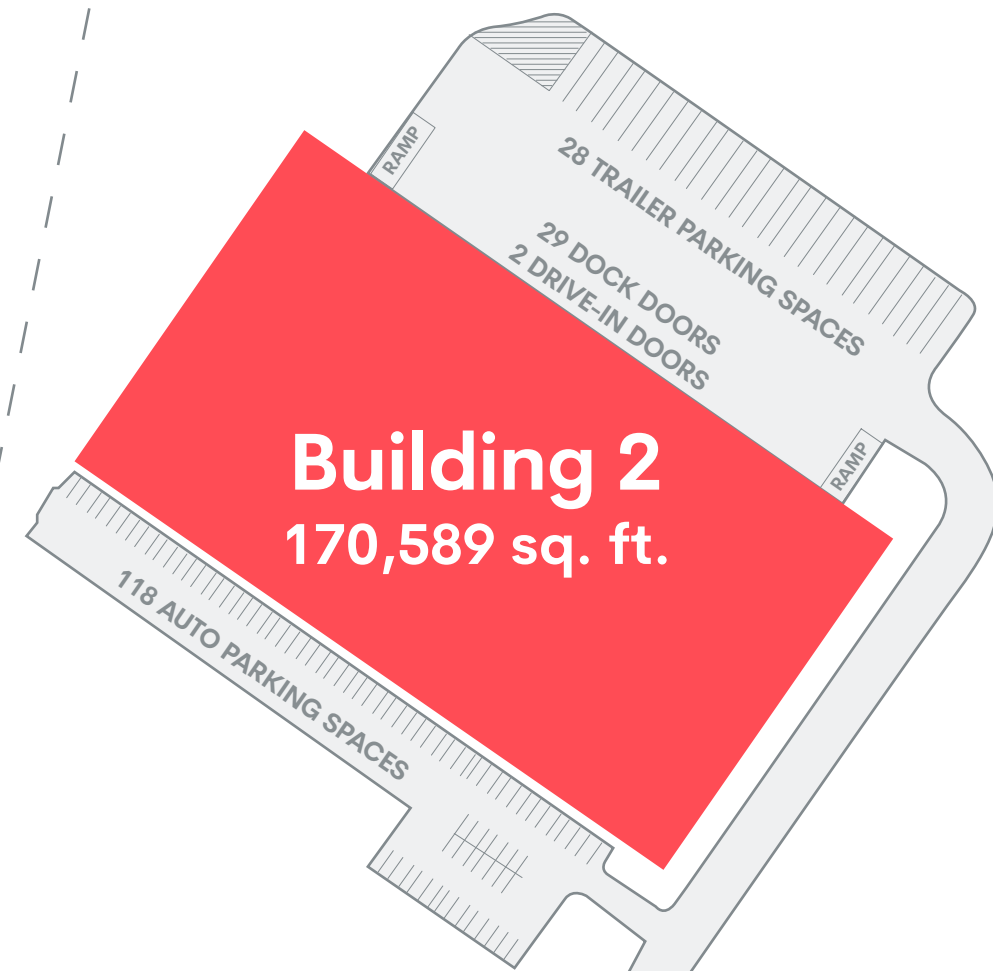
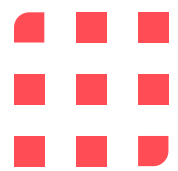
Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.





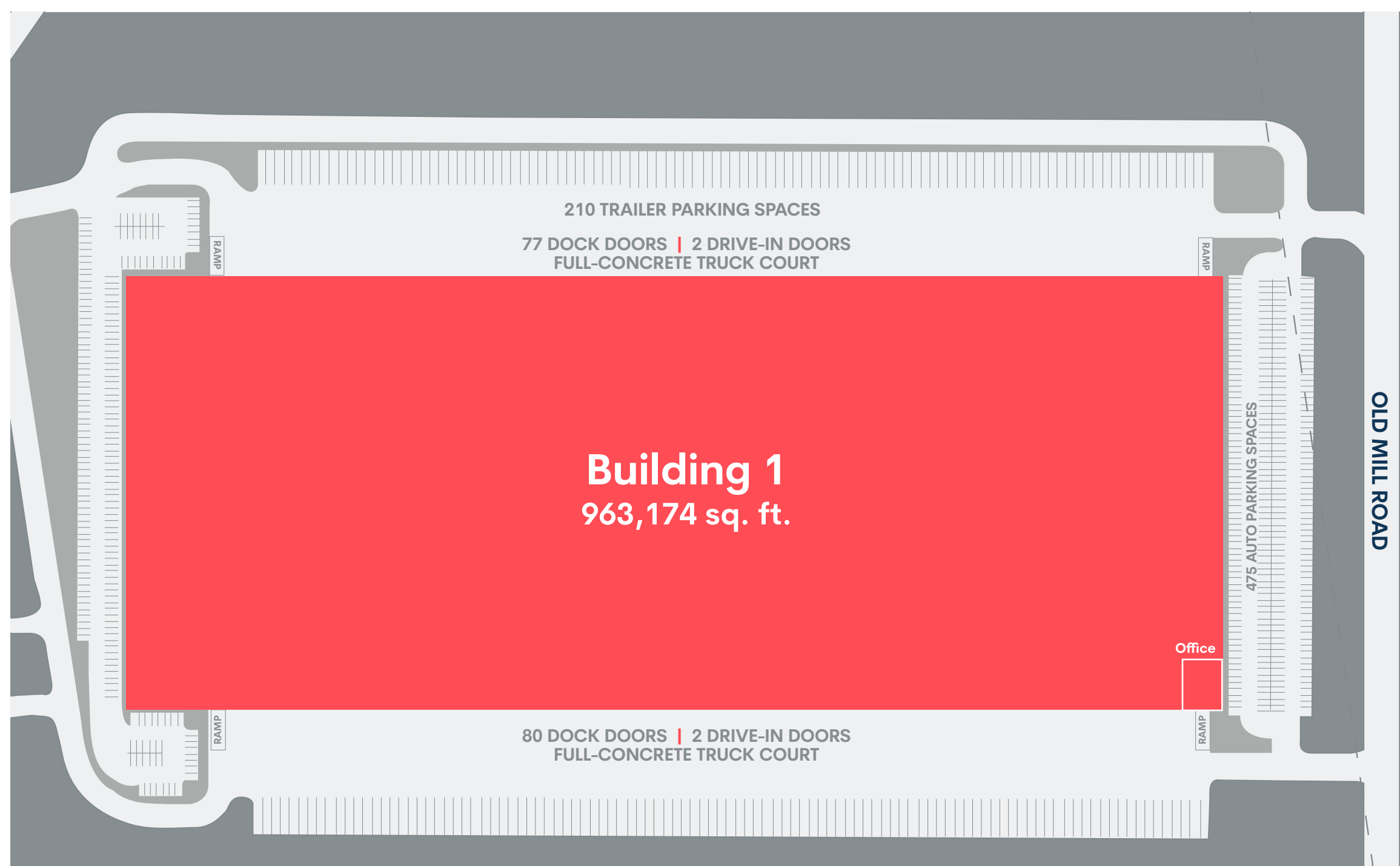
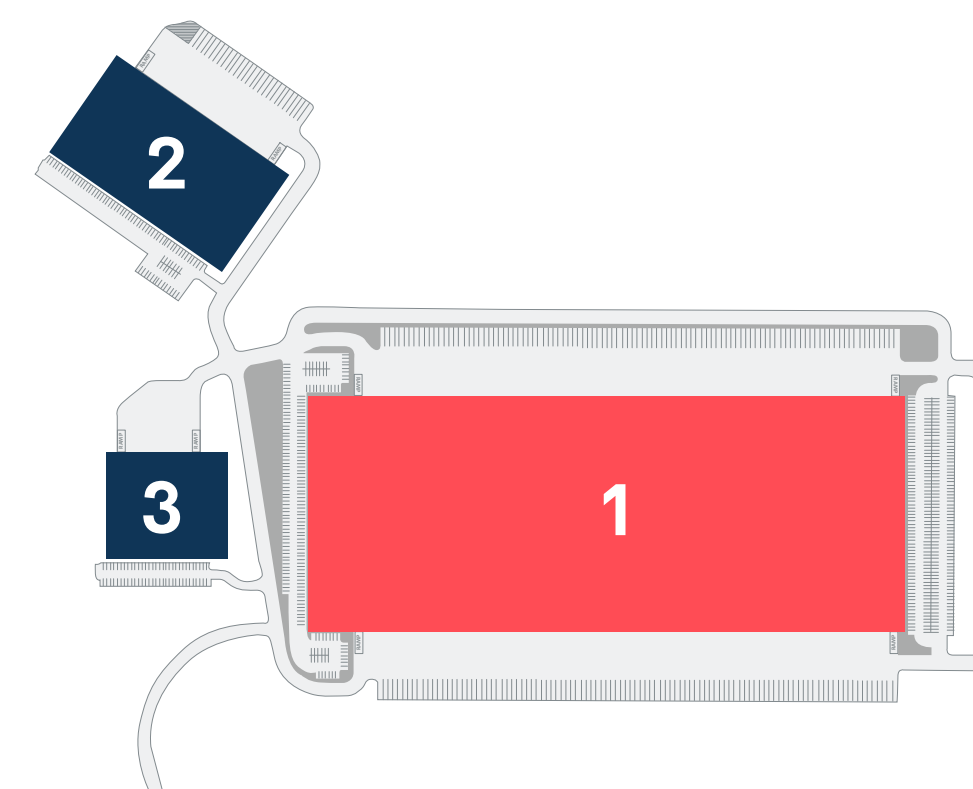
OLD MILL ROAD



Building 1 Specifications

25 OLD MILL ROAD, SUFFERN, NY

Building Size	963,174 sq. ft.
Spec office area	4,500 sq. ft.
Clear Height	42'
Dimensions	615' x 1566'
Column Spacing	58' x 50'
Dock Doors	157
Drive-ins	4
Building Configuration	Cross-dock
Trailer Parking	210 stalls
Truck Court	±185' deep
Automobile Parking	475 spaces
Sprinklers	ESFR
Lighting	Motion-sensored LED
Power	4,000 amp 3-phase 277/480V



 **475**
Automobile
Parking

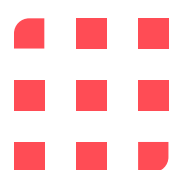
 **161**
Loading
Spaces

 **42'**
Clear
Height

 **58' x 50'**
Column
Spacing

 **4**
Drive-ins

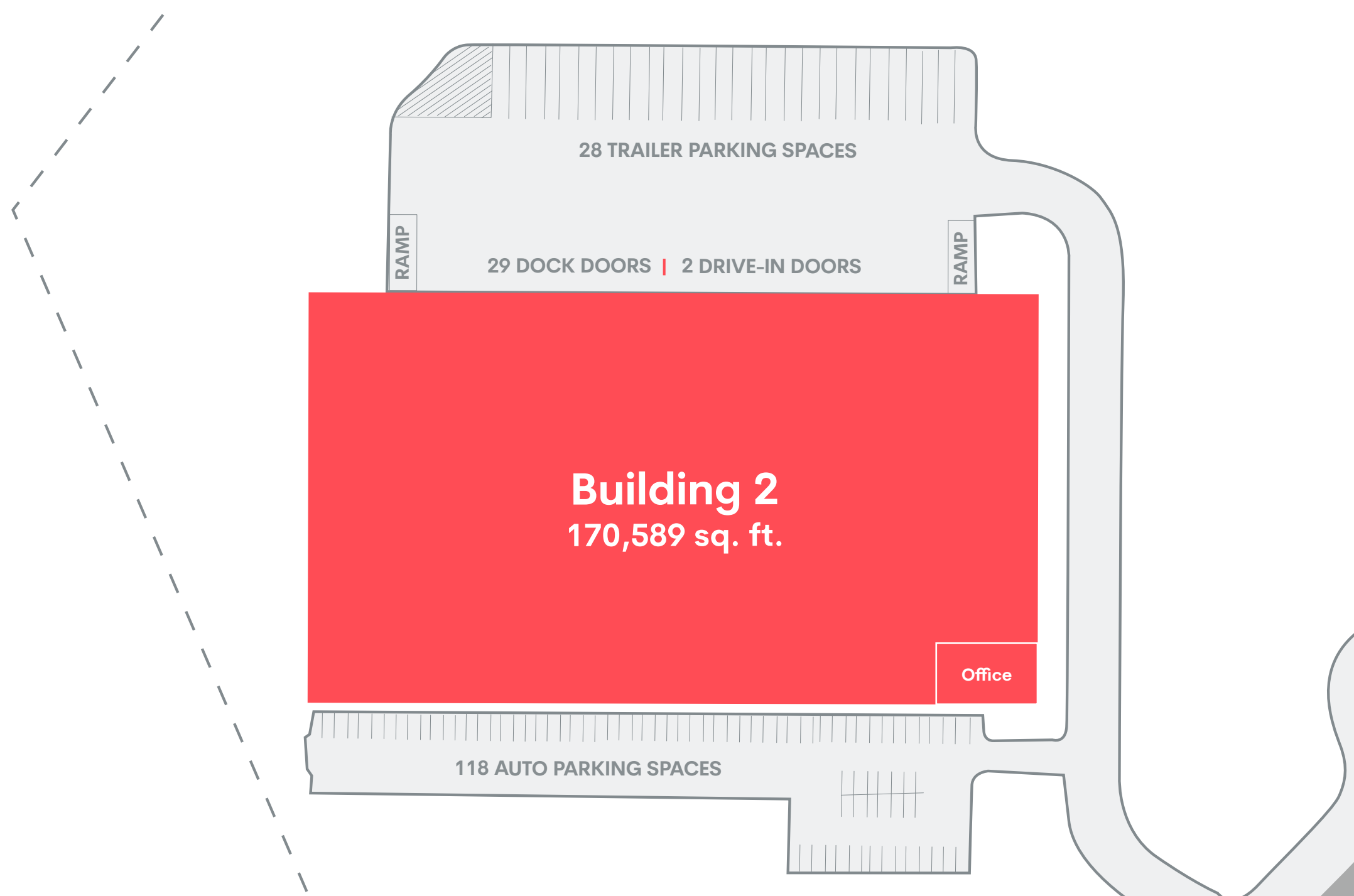
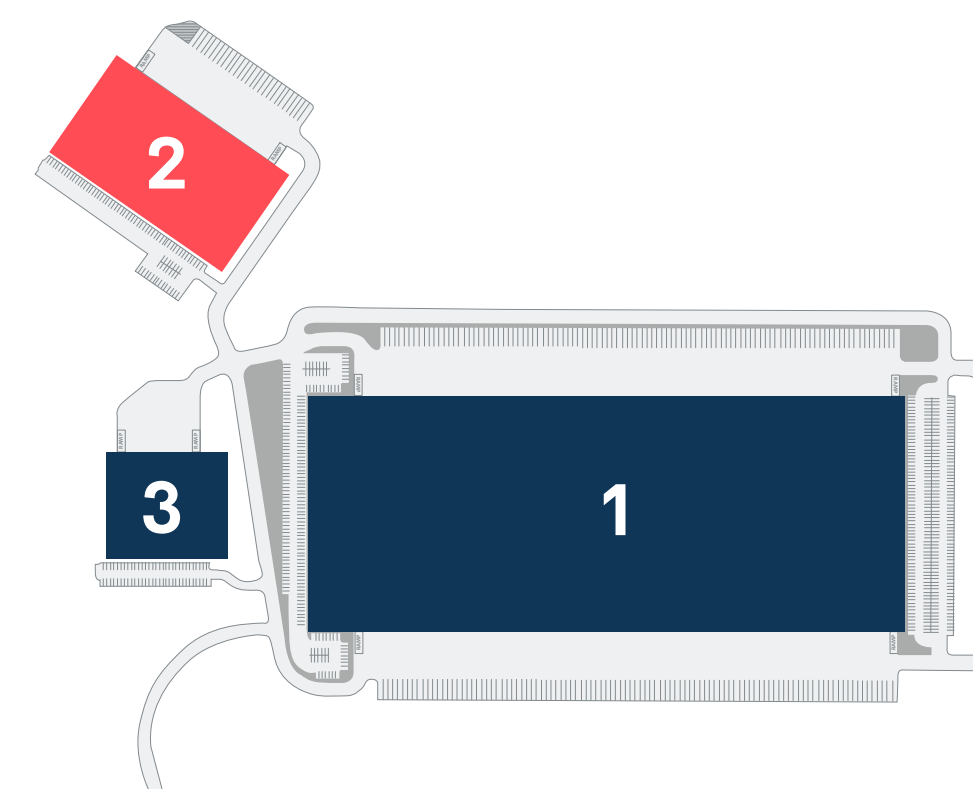
 **185'**
Truck Court
Depth



Building 2 Specifications

45 OLD MILL ROAD, SUFFERN, NY

Building Size	170,589 sq. ft.
Spec office area	4,000 sq. ft.
Clear Height	36'
Dimensions	310' x 550'
Column Spacing	56' x 50'
Dock Doors	29
Drive-ins	2
Trailer Parking	28 stalls
Truck Court	±185' deep
Automobile Parking	118 spaces
Sprinklers	ESFR
Lighting	Motion-sensored LED
Power	2,000 amp 3-phase 277/480V



 **118**
Automobile
Parking

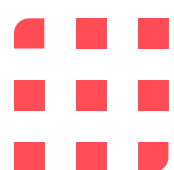
 **29**
Loading
Spaces

 **36'**
Clear
Height

 **56' x 50'**
Column
Spacing

 **2**
Drive-ins

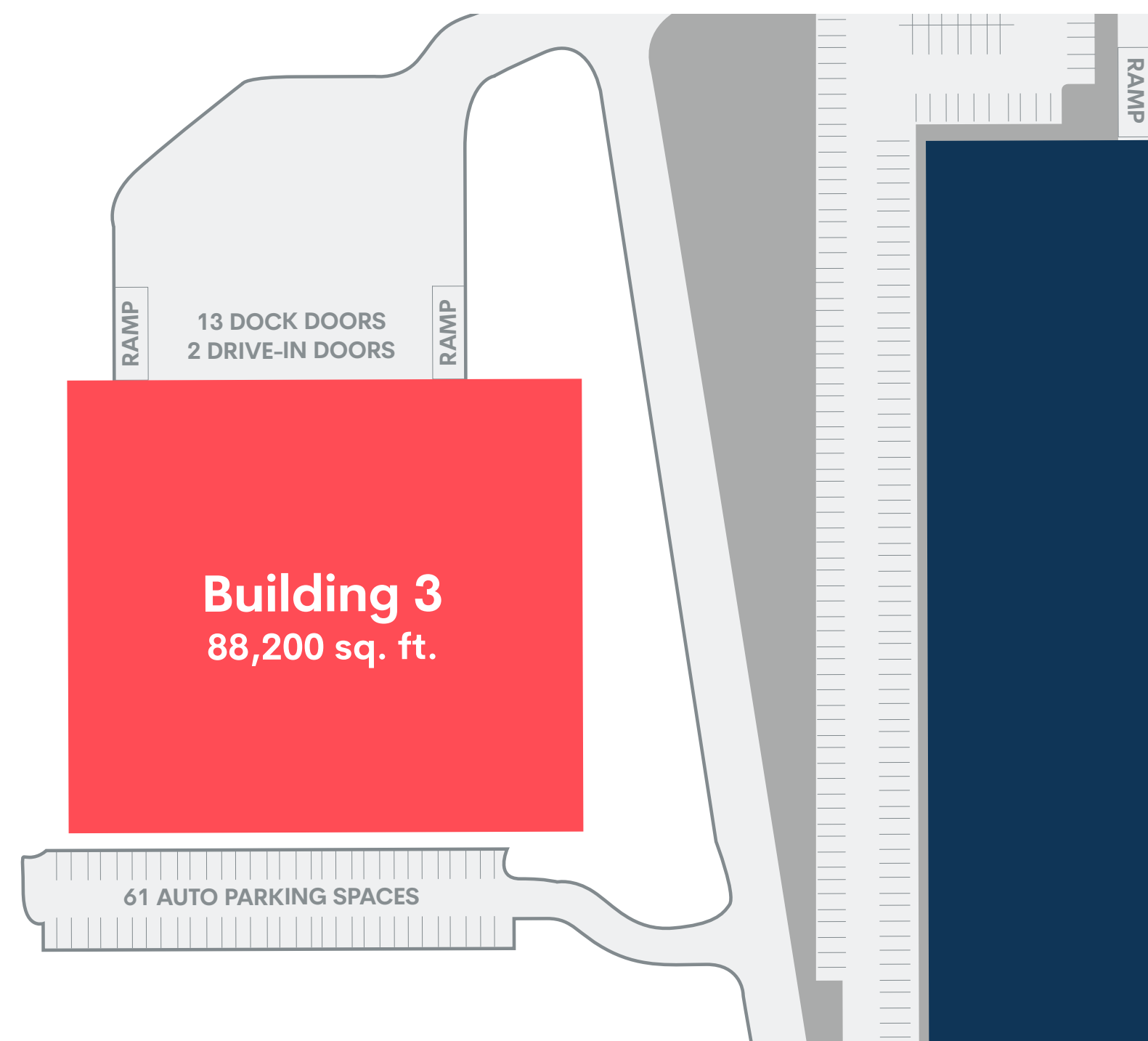
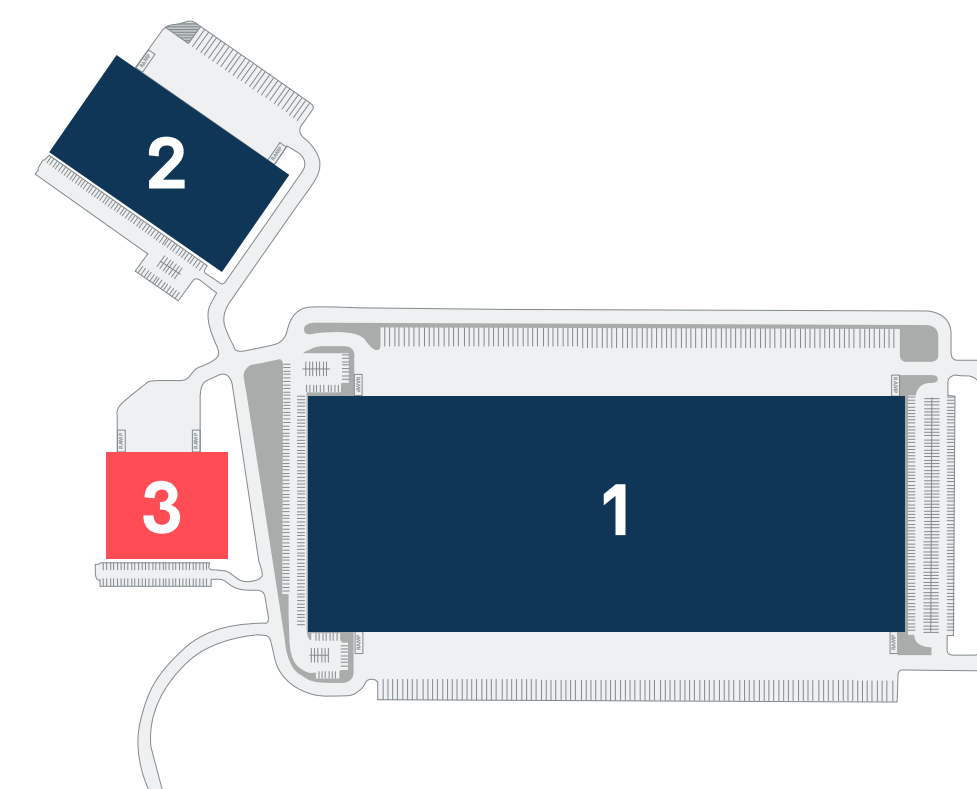
 **185'**
Truck Court
Depth



Building 3 Specifications

Building Size	88,200 sq. ft.
Spec office area	3,500 sq. ft.
Clear Height	36'
Dimensions	310' x 280'
Column Spacing	56' x 44'
Dock Doors	13
Drive-ins	2
Automobile Parking	61 spaces
Sprinklers	ESFR
Lighting	Motion-sensored LED

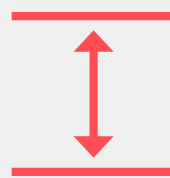
* Trailer and car parking expansion possible



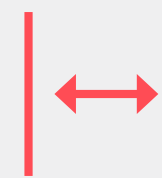
61
Automobile
Parking



13
Loading
Spaces



36'
Clear
Height



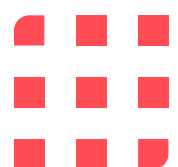
56' x 44'
Column
Spacing

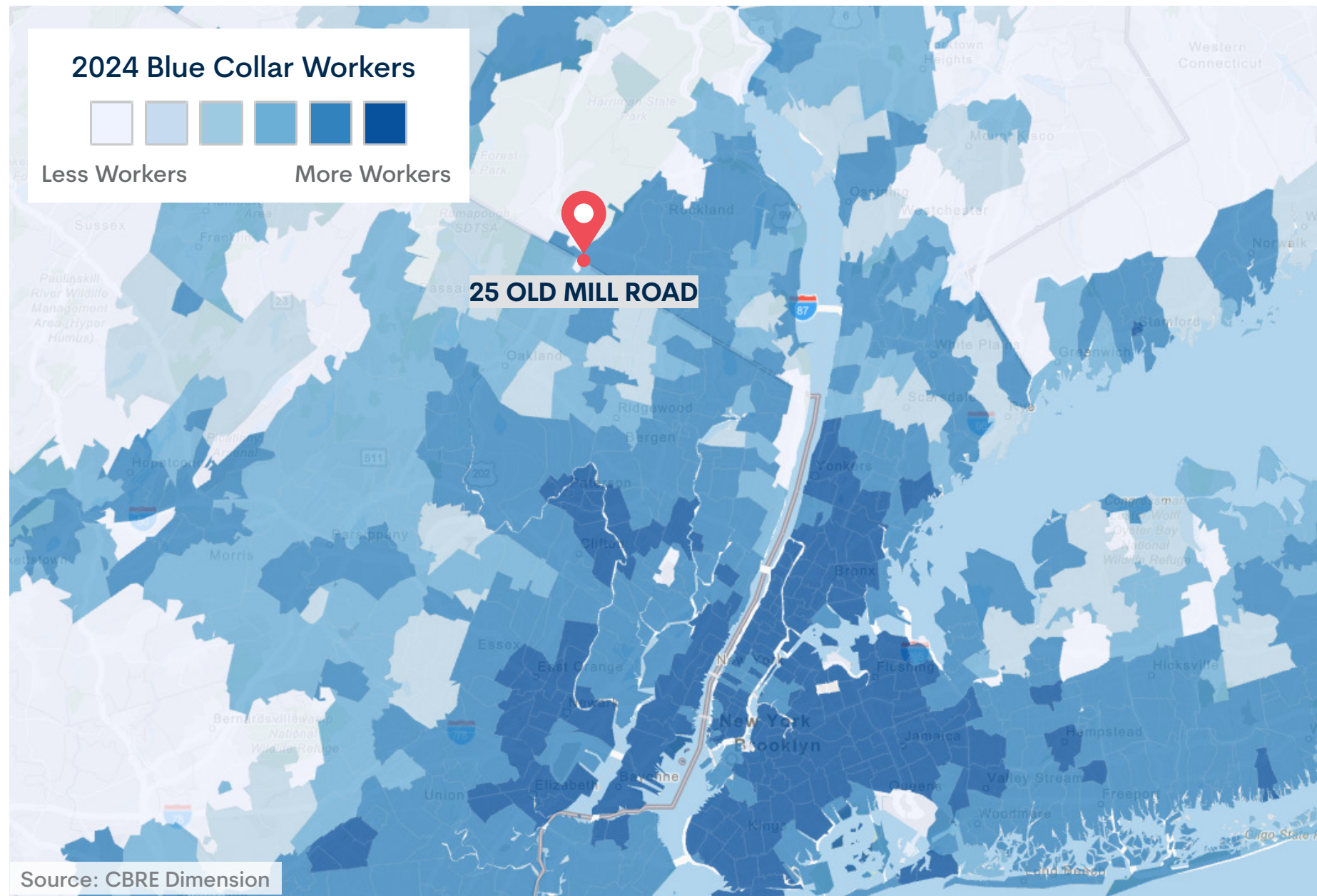
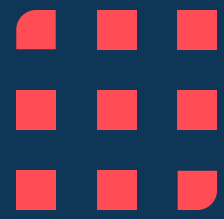


2
Drive-ins



190'
Truck Court
Depth





LABOR STUDY

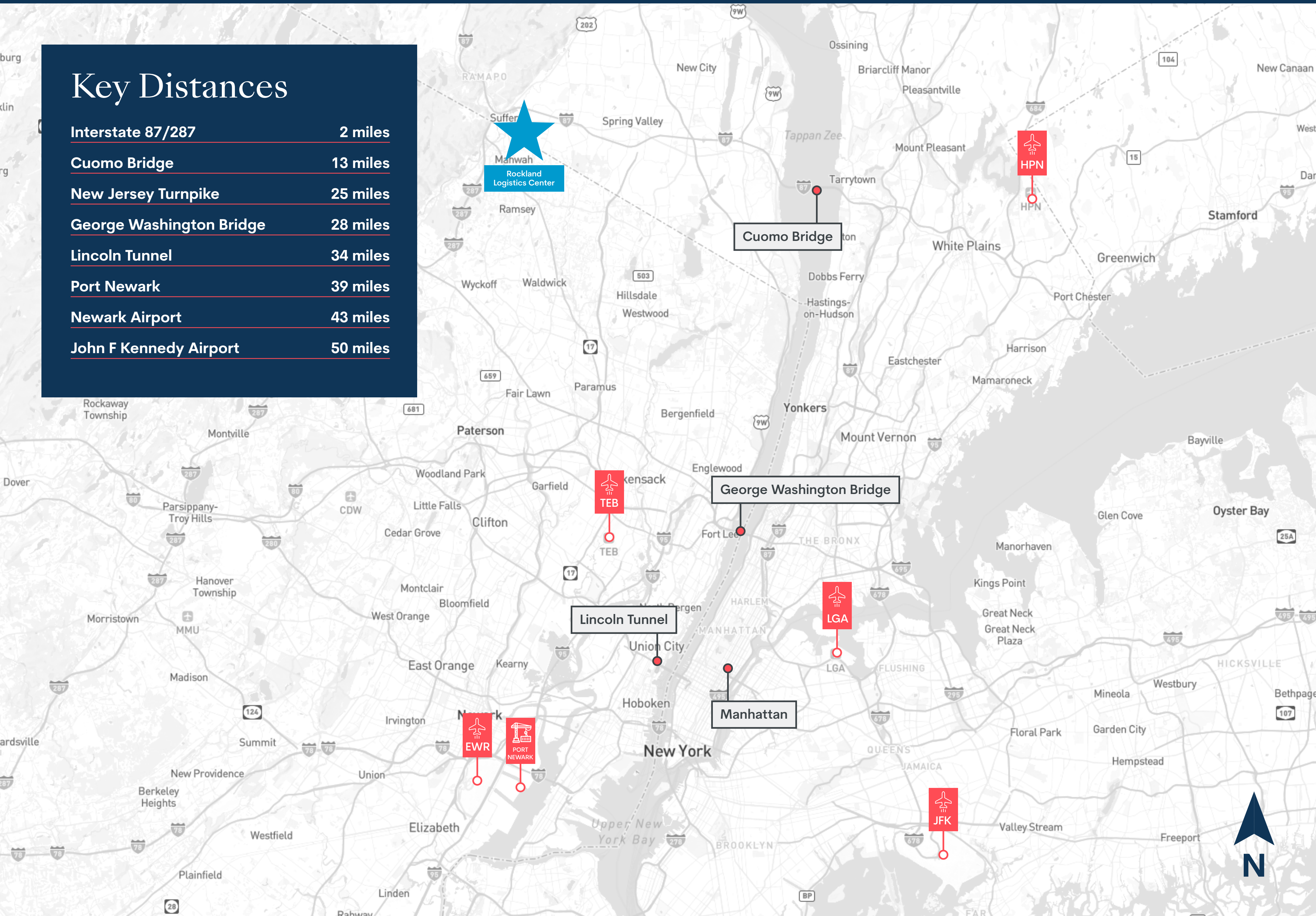
	5,896,566 POPULATION		465,565 (16.1%) BLUE COLLAR EMPLOYEES
	\$132,385 AVERAGE HOUSEHOLD INCOME(YEARLY)		39.3 MEDIAN AGE

Within a 25-mile radius/2024



Key Distances

<u>Interstate 87/287</u>	<u>2 miles</u>
<u>Cuomo Bridge</u>	<u>13 miles</u>
<u>New Jersey Turnpike</u>	<u>25 miles</u>
<u>George Washington Bridge</u>	<u>28 miles</u>
<u>Lincoln Tunnel</u>	<u>34 miles</u>
<u>Port Newark</u>	<u>39 miles</u>
<u>Newark Airport</u>	<u>43 miles</u>
<u>John F Kennedy Airport</u>	<u>50 miles</u>



Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features
LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Building to WELL standards
- Clerestory windows optimizing natural light, creating a healthier
working environment

100% LEED

Certified or higher on new development

Up to 75%

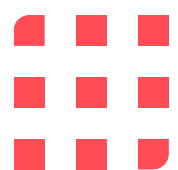
Reduction in utility costs due to efficient design

Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction



Sustainability



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CBRE

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