



STATION YARDS

RONKONKOMA

NEWLY CONSTRUCTED OFFICE SPACE | FOR LEASE





AT THE INTERSECTION OF WORK AND PLAY

Station Yards is a 53-acre master development along the north side of the Ronkonkoma Long Island Railroad train station. TRITEC was named the Master Developer by the Town of Brookhaven in 2011. This area was rezoned to the Station Yards TOD Zoning District. This is a form-based zoning code, which allows for significant flexibility with respect to the location and density of uses (location/density of uses can shift within the overall 53-acre development) so long as site plan complies with maximum density, height restrictions, and “block use” restrictions as laid out in the Town’s Regulating Plan.



1,450
Multi-Family Residences



360,000 SF
Commercial Office/ Medical Space



195,000 SF
Retail Space



60,000 SF
Hospitality

80, 100, 101 & 111 Railroad Ave

OFFICE

INSPIRING CREATIVE OFFICE SPACES

Up to a total of 360,000 SF anchored by a 5-story building, 20,000 SF floor plates with retail on the ground floor. The site outlined in black and yellow is 6.89 acres bound by Carroll Avenue, Union Avenue, Railroad Avenue, and the MTA Garage. Over 4,800 cars pass on Railroad Avenue per day. The Ronkonkoma Line is the busiest of all LIRR lines with approximately 17,000 riders per day. There are 30 weekday westbound trains, and 33 weekday eastbound trains. Penn Station and Grand Central Madison Station (East Side access) are a mere 60 minutes from the Ronkonkoma station, just steps from the Station Yards proposed office space. Full zoning, SEQRA, and primary infrastructure are in place for the entire Station Yards development.

BUILT TO SUIT CAPABILITIES

The build-to-suit process, when employed by the right development team, is the best way to deliver an office project that precisely fits the needs and schedule of the tenant. TRITEC has delivered a number of large scale projects on Long Island.

Example: TRITEC constructed a 232,917 square foot Class "A" Office headquarters for a software and service company, DealTrack Technologies, located at 3400 New Hyde Park Road.

PROPOSED DEVELOPMENT PLAN



MULTIFACETED | MULTIMODAL

TRITEC is developing and constructing Station Yards, in Long Island, New York. A modern Long Island locale created by Long Island locals, Station Yards brings a dynamic lifestyle district to this transformative development. Envisioned from a blank canvas and inspired by the best in class live, work, play destinations, Station Yards is the barbell to Penn Station, creating a grand station of Suffolk County. It's where the South Shore and North Shore unite. It's where the West's urban attitude meets the upscale, laid-back energy of the East End. Designed with you in mind, whether you're from here or a newly minted Long Islander, Station Yards will have it all – destination retail, dining variety, spacious apartment living, and inspiring creative offices – all moments from any and every way you travel.

Well-positioned at the crossroads of road, rail, and air, Station Yards spans 53+ acres surrounding the Ronkonkoma Long Island Railroad Station and consists of approximately:

- 1,450 homes
- 555,000 SF of retail/office/medical space
- 60,000 SF of hospitality

The Long Island Rail Road transports 17,000 commuters West toward Penn Station per day, making Station Yards the busiest train station in Suffolk County and the second busiest on Long Island. LIRR riders have the option of the sixty-five-minute express train from Ronkonkoma to Penn Station or East Side Access into Grand Central Station.

RESIDENTIAL DEMOGRAPHICS



\$122,000
Average HH Income



58%
Commute <30 Mins
To Work



82%
Residents 26-60
Years Old



26%
Medical Worker
Population

AT THE HEART OF LONG ISLAND'S PREMIER MIXED USE DEVELOPMENT

Station Yards provides an ideal location with immediate access to the Long Island Expressway, and MacArthur Airport. Densely populated multi-family units within the development provide unbeatable access to a work and play environment where work is just steps from your home and a vibrant bustling community. Working at Station Yards means seamless commuting and brand new environments in a vibrant 18-hour community.



BE WHERE YOU WANT, WHEN YOU WANT

IN ABOUT AN HOUR YOU CAN DRIVE TO SAG HARBOR, TRAIN TO
MANHATTAN, OR JET TO D.C

Sag Harbor

Manhattan

MACARTHUR AIRPORT



Philadelphia

1 HOUR FROM:



WASHINGTON, DC
By Plane



SAG HARBOR
By Car



MANHATTAN
By Train

LONG ISLAND MacARTHUR AIRPORT

Station Yards sits in the center of Long Island, and its proximity to the Long Island Railroad Station, MacArthur Airport and major thoroughfares makes travel easy. More than 5,000 people fly MacArthur Airport each day. Long Island Railroad provides shuttle connection to the airport. MacArthur Airport serves the nearly 3 million residents of Nassau and Suffolk counties.



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FOR MORE INFORMATION, PLEASE CONTACT:

David Pennetta, SIOR, LEED GA
+1 631 425 1240
David@cushwake.com

Stephen Cadorette
+1 631 425 1210
Stephen.Cadorette@cushwake.com



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