

VenturePark Cold at ISP

2100 SMITHTOWN AVENUE | RONKONKOMA | NEW YORK

VentureOne

CUSHMAN & WAKEFIELD

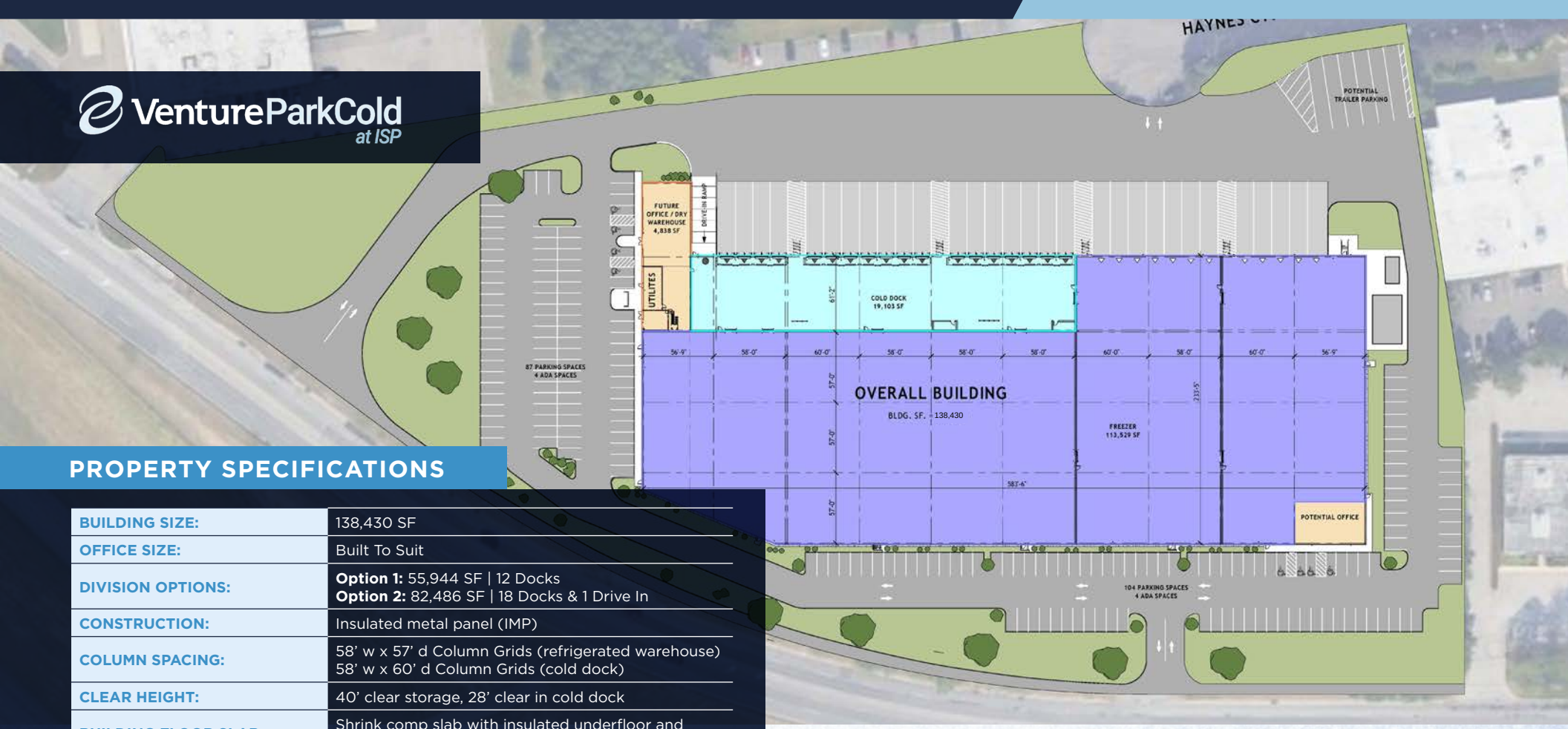
BGO Cold Chain

SPECULATIVE COLD STORAGE FACILITY

138,430 SF
READY FOR OCCUPANCY
DIVISIONS AVAILABLE

LEED® GOLD CERTIFIED

VenturePark Cold at ISP



PROPERTY SPECIFICATIONS

BUILDING SIZE:	138,430 SF
OFFICE SIZE:	Built To Suit
DIVISION OPTIONS:	**Option 1:** 55,944 SF | 12 Docks **Option 2:** 82,486 SF | 18 Docks & 1 Drive In
CONSTRUCTION:	Insulated metal panel (IMP)
COLUMN SPACING:	58' w x 57' d Column Grids (refrigerated warehouse) 58' w x 60' d Column Grids (cold dock)
CLEAR HEIGHT:	40' clear storage, 28' clear in cold dock
BUILDING FLOOR SLAB:	Shrink comp slab with insulated underfloor and glycol underfloor heat
REFRIGERATION SYSTEM:	High efficiency industrial CO2 system, providing convertible room temperatures (-10°F to +35°F with +35°F Cold Dock). Temperature for the building can range from -10°F to +70°F in zones based on tenant requirement
LOADING:	18 dock high doors with vertical hydraulic levelers (expandable to 30) & 1 drive-in door
TRAILER PARKING:	18 Trailer Stalls
FIRE PROTECTION SYSTEM:	ESFR/ Quell
LIGHTING:	LED high bay lighting with motion sensors
TRUCK COURT:	130' truck court
CAR PARKING:	191 spaces (expandable to 206)
POWER:	Two services and Kirk Key for generator backup
BUILDING EFFICIENCY:	LEED Certified
ACCESS:	Three entrances
ROOF:	60 mil TPO over EPS

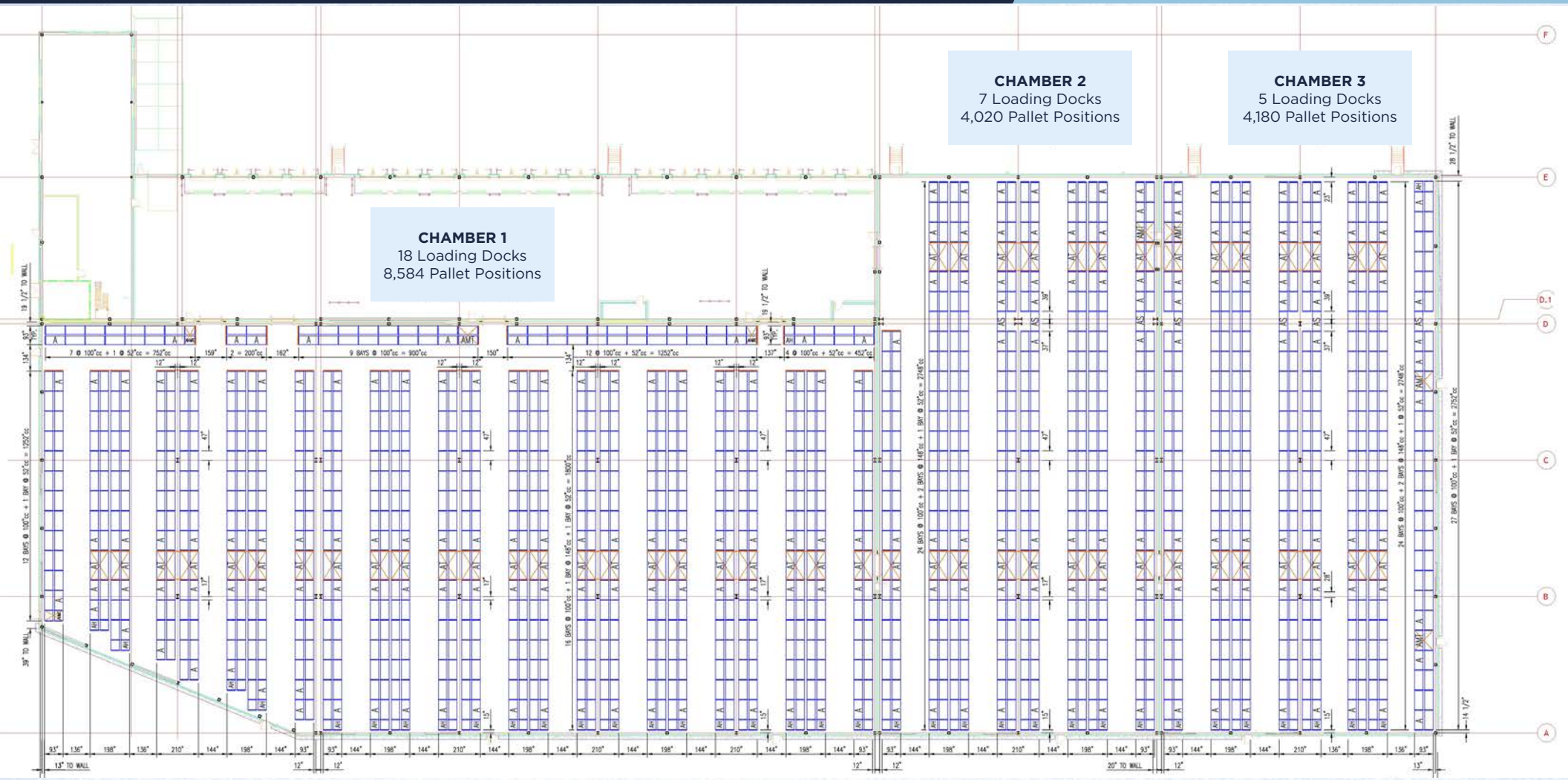
PROPERTY HIGHLIGHTS

Class A, state-of-the-art freezer/ cooler facility. 40' clear height

Flexible fully convertible design

10 year IDA PILOT tax abatement in-place ($0.56 PSF Year 1)

18 loading docks **(expandable to 30)** and 1 drive-in door



SAMPLE RACKING

PLAN # 1

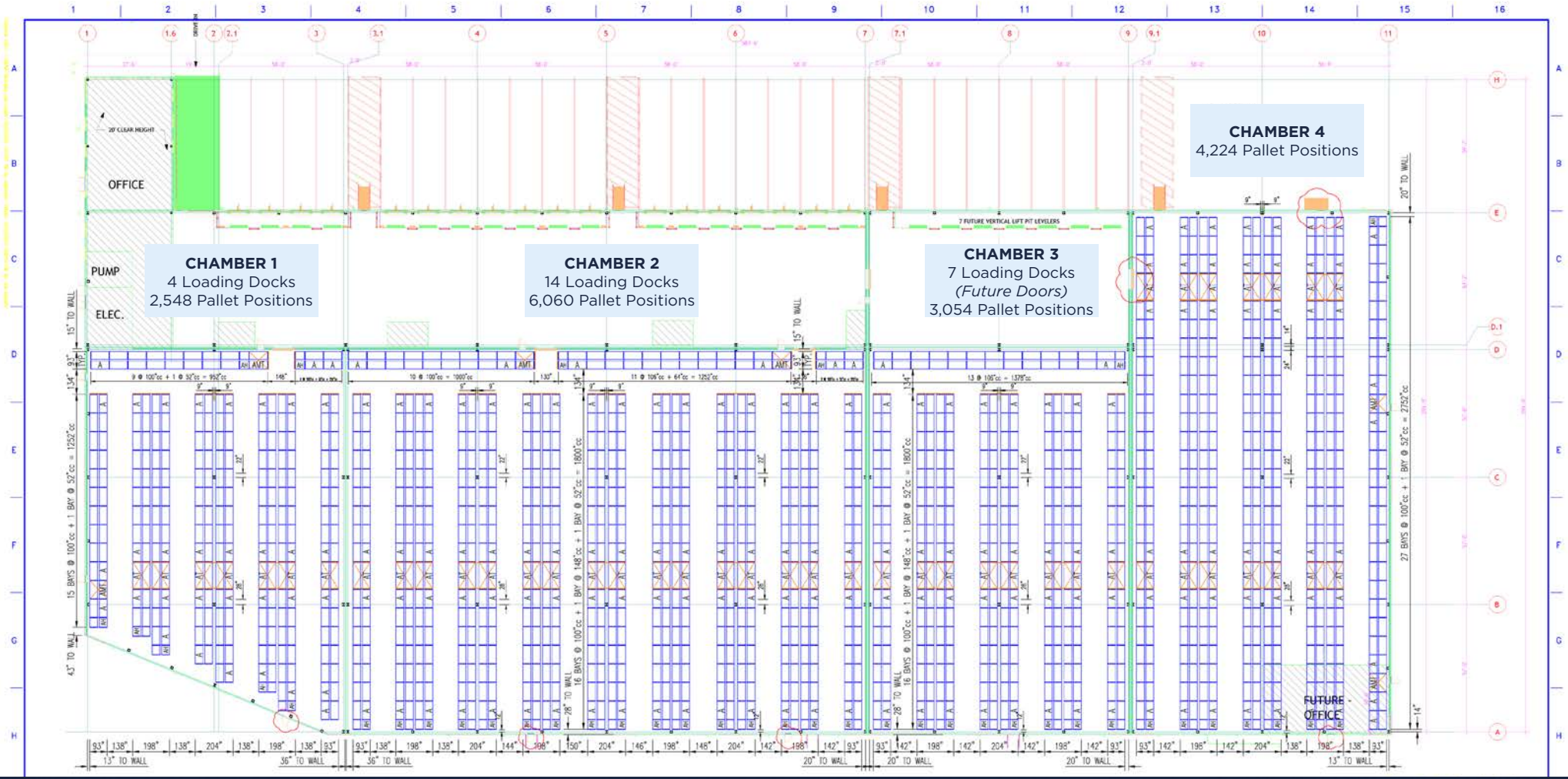
Venture Park Cold can accommodate 16,784 pallet positions based on a 2-deep, back-to-back configuration, with 78" openings throughout.

LAYOUT
FULLY CONVERTIBLE

PALLET POSITIONS
16,784 PALLETS

TEMPERATURE RANGES
-10° - 70° FAHRENHEIT

PALLET HEIGHT
@70" - 60% MORE INVENTORY 40' VS 21'



SAMPLE RACKING

PLAN # 2

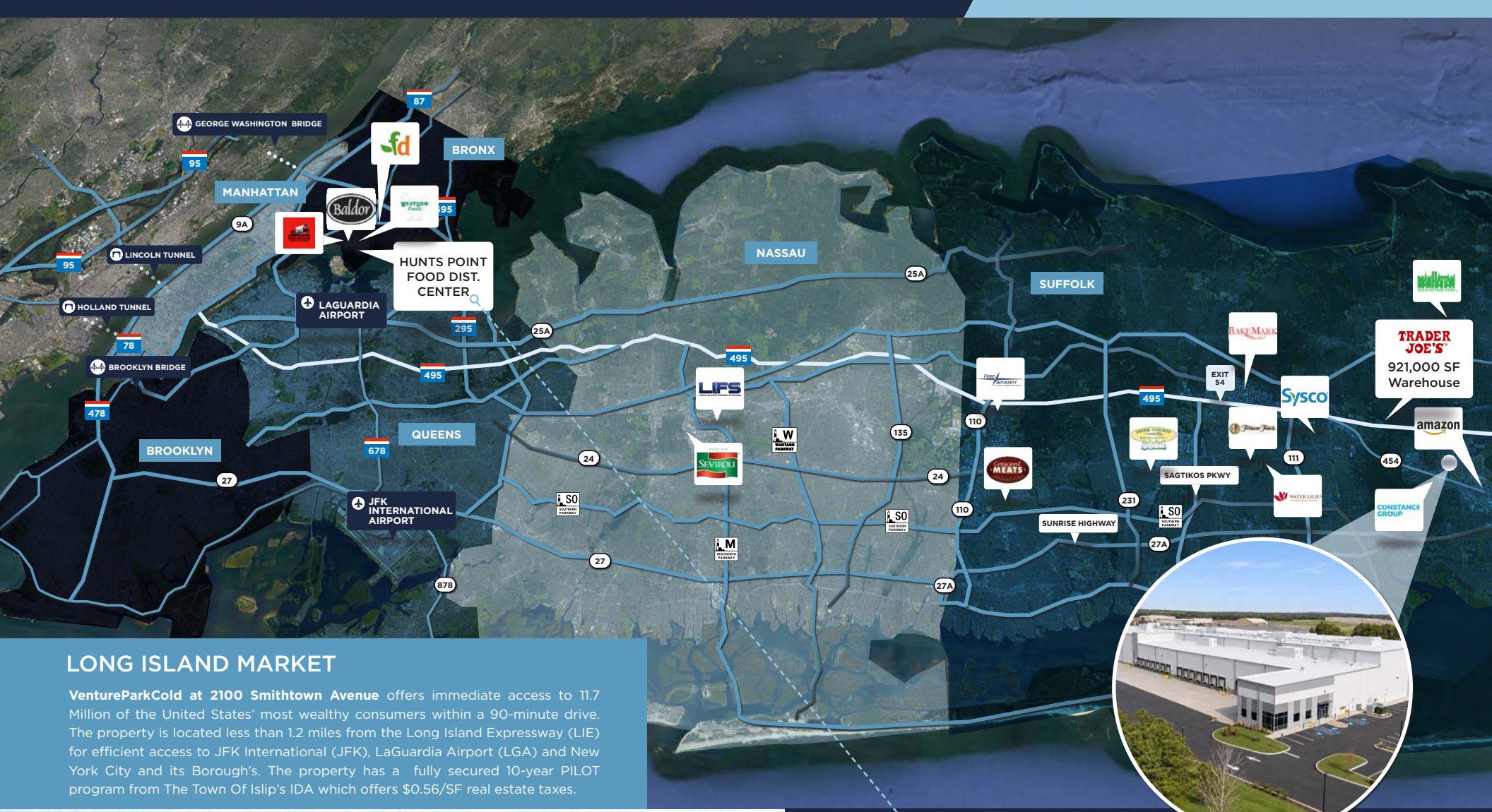
Venture Park Cold can accommodate 15,886 pallet positions based on a 2-deep, back-to-back configuration, with 78" openings throughout.

LAYOUT
FULLY CONVERTIBLE

PALLET POSITIONS
15,886 PALLETS

TEMPERATURE RANGES
-10° - 70° FAHRENHEIT

PALLET HEIGHT
@70" - 60% MORE INVENTORY 40' VS 21'



LONG ISLAND MARKET

VenturePark Cold at 2100 Smithtown Avenue offers immediate access to 11.7 Million of the United States' most wealthy consumers within a 90-minute drive. The property is located less than 1.2 miles from the Long Island Expressway (LIE) for efficient access to JFK International (JFK), LaGuardia Airport (LGA) and New York City and its Borough's. The property has a fully secured 10-year PILOT program from The Town Of Islip's IDA which offers $0.56/SF real estate taxes.

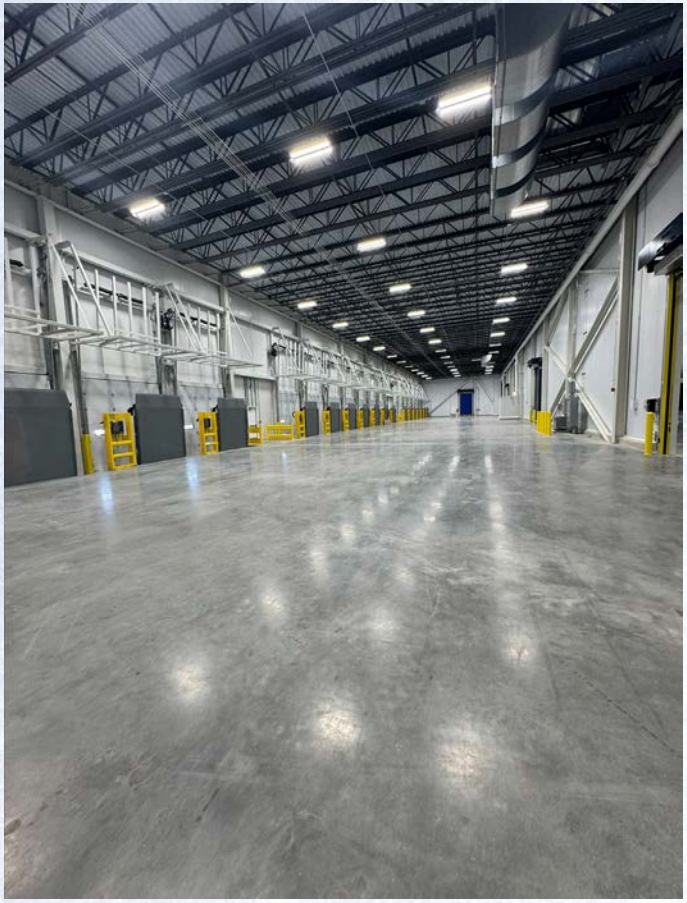
NASSAU COUNTY
16 MILES

HAMPTONS
27 MILES

NYC
37 MILES

THE WORLD'S LARGEST FOOD DISTRIBUTION CENTER

The Hunts Point Cooperative Market Inc. is a cooperative owned by its member stockholders. The company operates and maintains a facility under a long-term lease with the City of New York in the Hunts Point section of the Bronx for its member shareholders and other tenants, all of which are primarily involved in the process and distribution of meat and meat products in the tri-state area. The facility is the largest of its kind in the world and is the major distribution hub for the New York City metro area. All of the meat plants are USDA inspected facilities. Customers of the market consist of all of the large chain store supermarkets, most of the tri-state areas top restaurants, hotels, and country clubs, as well as large and mom and pop butcher shops up and down the East Coast.













FOR LEASING INFORMATION, **PLEASE CONTACT:**

THOMAS DELUCA
(t) +1 631 425 1237
thomas.deluca@cushwake.com
Cushman & Wakefield

FRANK FRIZALONE
(t) +1 631 425 1242
frank.frizalone@cushwake.com
Cushman & Wakefield

NICK GALLIPOLI
(t) +1 631 425 1217
nickg@cushwake.com
Cushman & Wakefield

BRIAN MCDONAGH
(t) +1 978 496 0786
brianm@ventureonere.com
VentureOne

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