



Industrial Availabilities

Q2 2025

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Extraordinary Properties Exceptional Experiences

Rockefeller Group is known for quality in the built environment, with development expertise spanning industrial, multifamily, office and mixed-use projects nationally. The company's track record extends nearly a century, with its roots traced back to the development of Rockefeller Center, a singular development and business address admired worldwide. This rich history has provided the foundation for deep expertise, an influential brand in the real estate sector, financial stability through market cycles, and an expectation from all stakeholders for distinctive projects that provide value to partners, clients and communities.



2025 Active Industrial Developments

Projects	26
Square Feet	16.3 Million
States	12
Project Cost	\$2.8 Billion

Rockefeller Group Logistics Park

55 Paradise Lane

Bay Shore, NY



172,622 SF

- Last-mile premier distribution facility
- Underserved market
- Completion in 2023
- Six minutes to I-495 (Long Island Expressway)

Facts

Building Size	172,622 SF
Office	3,500 SF
Clear Height	36'
Dock Doors	40
Car Parking	270 spaces
Occupancy	Immediate

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Crossways Logistics Center

Woodbury, NY



145,200 SF

- Completed in 2023
- Excellent highway connectivity
- 23 and 25 miles from LaGuardia & JFK Airports
- 45 miles from Port Newark/Elizabeth
- Central location bridging Long Island and NYC
- 9-acre property
- 41,000-sf lease completed with Rivian in 2024

Facts	
Building Size	145,200 SF
Available	104,544 SF
Clear Height	36'
Loading Docks	27
Car Parking	117+ spaces
Trailer Parking	18 spaces
Occupancy	Immediate

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Rockefeller Group Logistics Center at Carneys Point

Carneys Point, NJ



1.1 MSF

- Two-building project
- Completion in 1H 2025
- Less than four miles from NJ TPKE Exit 1
- Three miles from I-295 Exits 2B and 4
- Easy access to four East Coast ports:
(New York & New Jersey, Philadelphia,
Wilmington and Baltimore)

Facts	Bldg A	Bldg B
Building Size	530,000 SF	596,443 SF
Office	2,500 SF	2,500 SF
Clear Height	40'	40'
Dock Doors	118	127
Car Parking	295 spaces	363 spaces
Trailer Parking	206 spaces	122 spaces
Occupancy	Immediate	Q2 2025

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Main Street Logistics Center

Spotswood, NJ



654,640_{SF}

- Central New Jersey distribution facility
- Completed in 2023
- Immediate access to NJ Turnpike (Exit 9)
- 35.7 million people reachable within 3 hours
- 59-acre property
- 30-year PILOT and active rail line

Facts	
Building Size	654,640 SF
Clear Height	40'
Dock Doors	108
Car Parking	332 spaces
Trailer Parking	291 spaces
Occupancy	Immediate

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Normandy Logistics Center

Piscataway, NJ



241,200 SF

- State of the art distribution center
- Completion in Q4 2025
- 1.4 miles from Exit 8 on I-287
- 11.6 miles from Exit 10 on I-95
- Easy access to the Ports of New York & New Jersey (32.9 miles), within 73 miles of three major airports

Facts

Building Size	241,200 SF
Office Space	4,000 SF
Clear Height	40'
Dock Doors	39
Car Parking	164 spaces
Trailer Parking	60 spaces
Occupancy	Q4 2025

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Surprise Pointe Commerce Center

Surprise, AZ



418,400_{SF}

- Designed to accommodate one to four tenants
- Divisible to 150,000 SF
- Access to multiple transportation corridors
- Close to Loop 303, U.S. 60, I-17 and Loop 101
- Easy access to Phoenix, Las Vegas, Tucson, Albuquerque and all of Texas

Facts	
Building Size	418,400 SF
Office	2,484 SF
Clear Height	36'
Dock Doors	84
Car Parking	466 spaces
Trailer Parking	103 spaces
Occupancy	Immediate

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Braselton 85 Phase II

Braselton, GA



220,649 SF

- Two rear-load Class A warehouses
- Three-minute drive to I-85/.08 miles to I-85
- One mile to FedEx small package facility
- 60' speed bays

Facts	West Bldg	East Bldg
Building Size	220,649 SF	207,009 SF
Office	1,961 SF	-
Clear Height	32'	-
Dock Doors	38	-
Car Parking	127	-
Trailer Parking	50 spaces	-
Occupancy	Immediate	Sold 2025

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Rockefeller Group Logistics Center BWI

Linthicum Heights, MD



136,495_{SF}

- W1 industrial park zoning on 35 acres
- 2 oversize drive-in doors
- Additional 1.05 acres of storage/parking
- Less than 2 miles north of I-295
- Three miles to BWI Airport
- 12 miles to the Port of Baltimore
- Within a 200 mile radius of 43 million consumers

Facts

Building Size	136,495 SF
Office	3,496 SF
Clear Height	36'
Dock Doors	33
Car Parking	147 spaces
Trailer Parking	103 spaces
Occupancy	Q4 2025

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Duncan Logistics Center

Duncan, SC



827,180 SF

- Three-building project
- Up to 685,220-SF available
- Immediate access to I-85
- Seven miles to I-26
- Seven miles to Greer Inland Port
- Within four hours of Ports of Charleston and Savannah

Facts	Bldg 1	Bldg 2	Bldg 3
Building Size	431,460 SF	141,960 SF	253,760 SF
Office	4,207 SF	-	BTS
Clear Height	36'	-	32'
Dock Doors	97	-	56
Car Parking	160 spaces	-	257 spaces
Trailer Parking	135 spaces	-	57 spaces
Occupancy	Immediate	Fully Leased	Pad Ready

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Spartanburg 221

Spartanburg, SC



1.02_{MSF}

- Premier distribution facility on 89 acres
- Completed in Q4 2024
- Located off highway 221
- One mile from the I-85 Exit 78 interchange
- Strong transportation network, population growth

Facts	
Building Size	1,020,195 SF
Office	3,899 SF
Clear Height	40'
Dock Doors	176
Car Parking	499 spaces
Trailer Parking	189 spaces
Occupancy	Immediate

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Rockefeller Group Logistics Center on the Boulevard

Philadelphia, PA



656,904 SF

- Two-building distribution park
- Completion in Q4 2025
- 15 miles from the Port of Philadelphia
- Two miles to I-276
- Four miles to I-95
- 14 miles to the NJ Turnpike
- Population of 2.2 million within 30 minutes

Facts	Bldg 1	Bldg 2
Building Size	318,696 SF	338,208 SF
Clear Height	36'	36'
Dock Doors	49	46
Car Parking	347 spaces	178 spaces
Trailer Parking	57 spaces	52 spaces
Occupancy	Q4 2025	Q4 2025

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Cheyenne Industrial Park

Las Vegas, NV



145,630 SF

- Two-buildings on seven acres in North Las Vegas
- Completed in Q4 2024
- Within a day’s drive of ten major U.S. cities
- Proximate to I-15 and McCarran International Airport
- Airport hosts both FedEx and UPS hubs
- Near the Las Vegas Intermodal Yard (rail hubs)

Facts	Bldg 1	Bldg 2
Building Size	104,440 SF	41,190 SF
Office	2,528 SF	1,995 SF
Clear Height	32’	30’
Dock Doors	18	4
Drive-In Doors	2	1
Car Parking	105 spaces	63 spaces
Truck Court	135’	135’
Occupancy	immediate	Immediate

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Craig Road Logistics Center

Las Vegas, NV



369,198 SF

- Two-building project
- 19-acre former Walmart Supercenter site
- Within a day's drive of ten major U.S. cities
- Proximate to I-15 and McCarran Airport
- Airport hosts both FedEx and UPS hubs
- Near the Las Vegas Intermodal Yard (rail hubs)

Facts	Bldg A	Bldg B
Building Size	141,538 SF	227,660
Office	2,535 SF	2,425 SF
Clear Height	32'	36'
Dock Doors	18	29
Car Parking	219 spaces	176 spaces
Truck Court	210'	210'
Occupancy	Q2 2025	Q2 2025

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Nellis Logistics Center

Las Vegas, NV



134,114^{SF}

- North Las Vegas distribution facility on six acres
- Completed in 2024
- Proximity to I-15, and U.S. Highways 95 and 93
- Within a day's drive of ten major U.S. cities
- Proximate to McCarran International Airport
- Airport hosts both FedEx and UPS hubs
- Near the Las Vegas Intermodal Yard (rail hubs)

Facts

Building Size	134,114 SF
Office	1,985
Clear Height	32'
Dock Doors	18
Car Parking	83 spaces
Truck Court	135'
Occupancy	Immediate

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Sycamore Hills Distribution Center

Riverside, CA



603,100 MSF

- Two-building project on 35 acres
- Completion in 1Q 2025
- Inland Empire East industrial market
- Just west of the I-215 Freeway on-off ramp
- Near the Ontario International Airport
- Easy access to the Ports of LA/Long Beach
- Within eight hours of population centers in Nevada, Utah, Arizona and New Mexico

Facts	Bldg A	Bldg B
Building Size	400,000 SF	203,100 SF
Office	3,068 SF	3,241 SF
Clear Height	36'	36'
Dock Doors	88	34
Car Parking	388 spaces	235 spaces
Trailer Parking	110 spaces	45 spaces
Occupancy	Immediate	Immediate

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Patterson Commerce Center

Perris, CA



259,951^{SF}

- State-of-the-art distribution center on 14 acres
- Completed in 2024
- Just off the I-215 Freeway
- Access to I-10, I-15 and Route 60
- Located near the Ontario International Airport
- Easy access from the Ports of LA/Long Beach
- Within eight hours of population centers in Nevada, Utah, Arizona and New Mexico

Facts	
Building Size	259,951 SF
Office	5,002 SF
Clear Height	36'
Dock Doors	37
Car Parking	145 spaces
Trailer Parking	59 spaces
Occupancy	Immediate

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25 Commerce Park

Thornton, CO



453,550 SF

- Three-building project
- Completion Q3 2024-Q1 2025
- Access to I-25 and E-470
- Fast-growing labor pool
- Easy connectivity to Metro Denver, Boulder and Northern Colorado

Facts	Bldg 1	Bldg 2	Bldg 3
Building Size	131,250 SF	146,300 SF	176,000 SF
Office	3,000 SF	3,000 SF	BTS
Clear Height	28'	28'	32'
Dock Doors	31	33	41
Car Parking	219 spaces	224 spaces	228 spaces
Truck Court	200' (shared)	200' (shared)	130'
Occupancy	Immediate	Fully Leased	Fully Leased

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Port 460 Logistics Center

Suffolk, VA



2.4 MSF (Phase One)

- Phase one is a five-building project on 205 acres
- Scheduled for completion in Q4 2026
- Directly on US-460 with access to I-85 and I-95
- Closest development of scale to the Port of Virginia
- Reach 75% of the U.S. population in two days

Facts	
Aggregate Building Size	2,398,540 SF
Clear Height	40' (4 of 5)
Dock Doors	Range: 54-168
Car Parking	Range: 167-540
Trailer Parking	Range: 140-417
Occupancy	Q4 2026

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East Bay Trade Center

Baytown, TX



557,339 SF

- Two-building project on 39 acres
- 15 miles from the Port of Houston
- Immediately west of State Highway 99
- 4 grade level ramps
- Direct truck access from SH-99 and I-10

Facts	Bldg 1	Bldg 2
Building Size	307,595 SF	249,739 SF
Clear Height	36'	36'
Dock Doors	68	53
Car Parking	176 spaces	127 spaces
Trailer Parking	94 spaces	72 spaces
Occupancy	Q4 2025	Q4 2025

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Recent Completions



BRASELTON II (EAST BUILDING)

BRASELTON GA | 207,000 SF | SOLD: 2025



CONSTITUTION LOGISTICS CENTER

PISCATAWAY, NJ | 147,000 SF | SOLD: 2024



VAL VERDE LOGISTICS CENTER

RIVERSIDE, CA | 289,556 SF | SOLD: 2022



ROCKEFELLER GROUP EASTAMPTON

EASTAMPTON, NJ | 345,600 SF | SOLD: 2023



STATELINE 77

CHARLOTTE, NC | 1.0 MSF | SOLD: 2023



HERITAGE INDUSTRIAL CENTER

SAN DIEGO, CA | 202,760 SF | SOLD: 2023



40 years of
experience
developing large-
scale industrial
properties for
many of the
world's leading
businesses and
logistics firms.

Industrial Development

Rockefeller Group has been engaged in large-scale industrial property development for more than 40 years, beginning with the partnership to develop the 1.7-million-square-foot International Trade Center in New Jersey. Since inception, the company has developed more than 28 million square feet of class-A industrial real estate for many of the world's leading businesses and logistics firms. Over the past five years the company has completed 10 million square feet of industrial property in eight states spanning the Northeast, Southeast and Western U.S., and today has a \$2.8 billion industrial development pipeline totaling more than 16 million square feet.



A 400,000 square foot warehouse and distribution facility, completed in 2021 in Middlesex, N.J.

The company has extensive experience obtaining entitlements for industrial development projects nationwide and has provided development services to a distinctive roster of global corporations. Rockefeller Group has completed build-to-suit projects for Fortune 500 clients, who emphasize the value of a strong track record, financial stability through market cycles, as well as projects delivered on schedule and within established budgets. The company maintains an integrated real estate platform with in-house acquisition, legal, financing, design and construction, leasing, property management, marketing, IT, accounting and reporting functions, risk management and internal audit. Seven U.S. regional offices house

the local development, design & construction and leasing teams, providing market-level expertise to bolster the company's national footprint. Each regional development team has existing relationships in the local markets, and is experienced in site selection and land acquisition, site plan design, entitlements, construction, marketing, leasing and project management. The company plans its projects for the most efficient access from ports and inland distribution hubs to the nation's major population centers. In addition, the company advises businesses and property owners on trade and logistics matters related to Foreign Trade Zones through its FTZ Services subsidiary.



Companies involved in international trade may benefit from Rockefeller Group's 40 years of Foreign Trade Zone expertise.

Navigating FTZs

The financial advantages of operating in an FTZ can drive significant savings, especially in a changing tariff and trade environment. FTZs can help businesses preserve cash flow and offset costs associated with relocation. Rockefeller Group has four decades of experience assisting businesses through the process of FTZ designation or activation. Most Rockefeller Group projects are considered "FTZ enabled," or sites located in the service area of an existing FTZ project under the sponsorship of an existing grantee. FTZ-enabled sites allow for a simplified and faster FTZ designation application process without any fees payable to the U.S. Foreign-Trade Zones Board. More information can be found at ftz.rockefellergroup.com.

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