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**FOR IMMEDIATE RELEASE**

## **The needs of E-commerce transforming Milvado Property Group's Hicksville property**

### **Plans underway to rebuild 230 Duffy to meet the demands of 21<sup>st</sup> Century e-commerce logistics**

Long Island, NY (January 8, 2019) – In a move that anticipates the need to support regional growth of e-commerce, Milvado Property Group, a leading owner and manager of industrial, office, mixed-use, and R&D properties across Long Island, today announced plans to renovate, modernize and heighten their existing industrial property at 230 Duffy Avenue, Hicksville.

“The arrival of Amazon in Queens only serves to underscore the role of e-commerce in our economy, here and across the nation. In anticipation of meeting the logistic needs of this sector, Milvado is positioning itself with a multimillion dollar investment to improve our Duffy Avenue property to ensure we are able to meet the needs of those companies that will support Amazon’s emerging role in New York,” stated David Hercman, Milvado’s Regional Director.

Mr. Hercman observed that the challenge is to reinvent the 125,000 square foot building to meet current and future industrial demands by increasing its heights. “For example, the current roof is 14 feet. It needs to be raised fifty feet as we need fifty foot ceilings to address the needs of clients in a digital on-demand economy. Column spacing will need to be increased to a footprint of 20 feet by 40 feet so that bay spacing can be expanded and improved. We also plan to create additional loading docks and maintaining industrial grade power into the building to ensure it can support the logistics mission the building will assume.”

### **Communicating with the community**

Milvado executives acknowledged the changes in the building's vertical footprint can be done under existing Town of Oyster Bay zoning codes and “as of right.”

To eliminate any potential concerns about building occupants parking on adjacent residential streets ample onsite parking will be included in the project’s site plan. In addition, given the location of the building within easy walking distance to the Hicksville Long Island Rail Road station Milvado executives believe a number of employees will arrive by train.

Mr. Hercman said engineering innovations will allow the building to be reinvented for the emerging Amazon world through a cost effective approach that creates a taller industrial building while minimizing potential construction impacts on nearby homes and leaving “as is” its current property footprint. “We recognize we have a responsibility to the residential neighborhood to our south and we will be reaching out to community leaders and civic groups to brief them on our plans,” he explained.

As part of a deliberate strategy to meet the needs of a regional economy, the 230 Duffy location is not unique to Milvado's portfolio as they have deliberately sought to own and manage space adjacent to Long Island's major roadways. Their properties can be found near the Long Island Expressway, Northern and Southern State and Wantagh Parkways, and Route 135, and in the case of its Hicksville parcels, within close proximity to the Long Island Rail Road and Routes 106/107.

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