

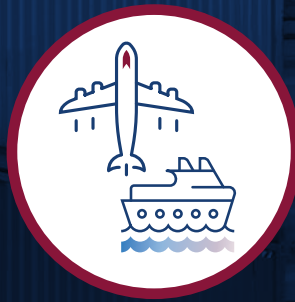
FREIGHT INITIATIVES COMMITTEE

DECEMBER 2019



CBRE

DOMINANT MARKET DRIVER TYPES OF TENANTS



**PORTS & AIRPORT
TARIFFS**



**RETAIL & DISCOUNT RETAIL
RETURNS/REVERSE**



**HOME GOODS &
CONSUMER PRODUCTS**



**3PLS &
FULFILLMENT**



**COLD CHAIN
FOOD & BEVERAGE**



**E-COMMERCE
LAST MILE**

OCCUPIER

BUILDING REQUIREMENTS TRENDS

2020 & BEYOND



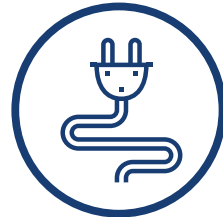
CUBIC VOLUME



PARKING



LEED



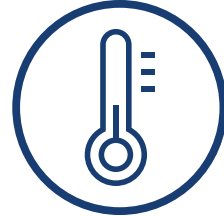
POWER



PEOPLE



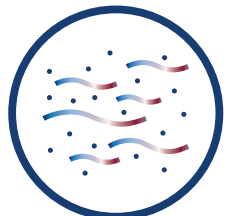
LED



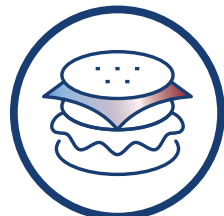
A/C



DOCK
PACKAGES



IMPROVED HVAC/
AIRCHANGES



AMENITIES

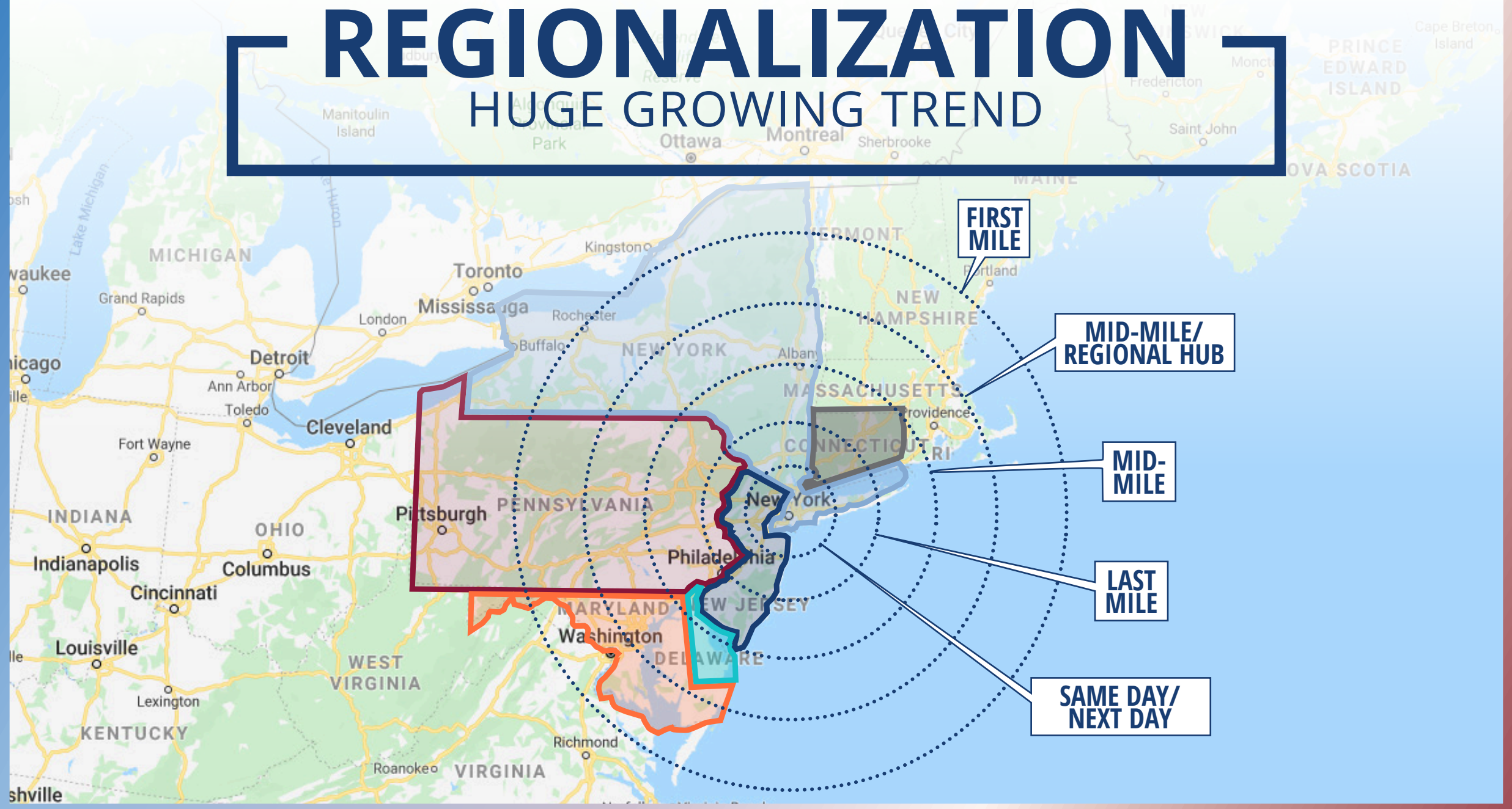
CAFETERIA
GYM
SHOWERS

CHILD CARE
MASSAGE
PET CARE



REGIONALIZATION

HUGE GROWING TREND



OUTLOOK FOR INDUSTRIAL

WHAT DIRECTION IS INDUSTRIAL HEADING IN?



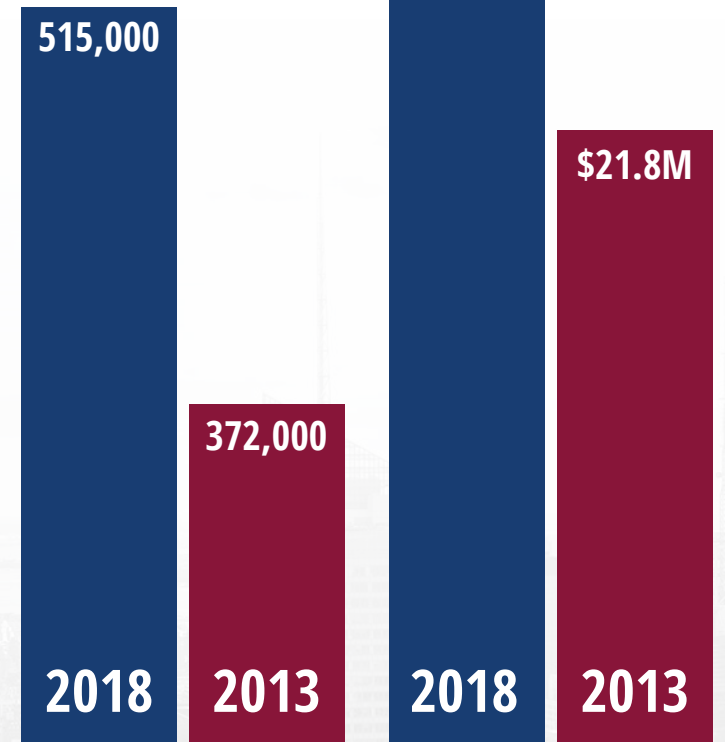
1.5 MILLION PACKAGES A DAY



GEORGE WASHINGTON BRIDGE
FROM NEW JERSEY, IS THE MOST
CONGESTED INTERCHANGE IN
THE COUNTRY -
TRUCKS TRAVEL AT 23 MPH



THE BUSIEST PARTS OF
MANHATTAN NOW
MOVE AT ABOUT 7 MPH



SUMMONS FOR
PARKING VIOLATIONS
ACCUMULATED FEDEX,
FRESHDIRECT, PEAPOD
AND UPS

THOSE SAME COMPANIES
RECEIVED MILLIONS IN
FINES

1.5 MILLION PACKAGES A DAY



AMAZON IS NOW
MOVING TOWARD
**ONE-DAY DELIVERY &
PLANS TO SPEND \$1.5B
THIS QUARTER TO
REACH THAT GOAL**



FROM 1990 TO 2017,
CARBON DIOXIDE
EMISSIONS FROM
AUTOMOBILES & TRUCKS
IN THE NEW YORK CITY
AREA GREW BY 27%



AMAZON OPENED LAST-
MILE WAREHOUSES IN THE
**BRONX, QUEENS, STATEN
ISLAND, & BROOKLYN &
LOOKING FOR MORE**



**2 & 3 STORY WAREHOUSES
IN NEW YORK COMING?**

1.5 MILLION PACKAGES A DAY



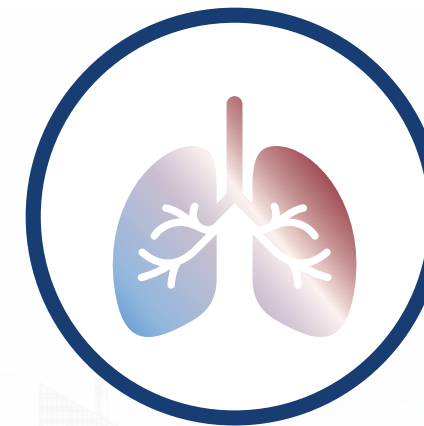
THERE ARE **15,000**
TRUCKS DAILY IN AND
OUT OF THE HUNTS
POINTCOMMUNITY



15% OF NYC
HOUSEHOLDS RECEIVE
A PACKAGE EVERY DAY



THAT MEANS A
COMPLEX WITH **800**
APARTMENTS RECEIVES
120 PACKAGES DAILY



IN THE SOUTH BRONX,
WHICH ALREADY IS HOME
TO MANY WAREHOUSES,
HAS SOME OF THE
HIGHEST ASTHMA RATES
IN THE COUNTRY

THANK YOU!

FOR MORE INFO:

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The logo for CBRE consists of the letters "CBRE" in a bold, white, sans-serif font, set against a dark blue background.