

Terminal Logistics Center – South Ozone, Queens



Terminal Logistics Center has won the [2022 Big Apple Brownfield Award](#) as the best new development in New York City for Economic Development. Adjacent to JFK airport, the new facility is the first multistory air-cargo distribution hub on the East Coast.

Prior to development, the 2.7-acre property operated as a remote parking lot for JFK and employed approximately five full-time workers. Given the site's strategic location near JFK and major roadways, developer Triangle Equities saw an opportunity to transform the lot into a multistory facility that could facilitate distribution operations on a smaller footprint of land.

In 2019, Triangle Equities engaged Roux and enrolled in [OER's City Voluntary Cleanup Program](#) to address the site's hazardous materials E-Designation requirements. The development team removed five underground storage tanks and, as part of development, installed a vapor barrier and reinforced concrete slab underlain by clean material. The project achieved a Track 1 unrestricted use cleanup in 2021 and the property's E-Designation was removed.

Because of height restrictions on buildings close to JFK, the project excavated deeper into the site and removed over 35,000 cubic yards of clean soil that was reused through [OER's Clean Soil Bank](#). The project's clean soil was reused at Fresh Kills Park in Staten Island, Ferry Point Park in the Bronx, and created Gemini Fields, a new neighborhood park in Queens. Terminal Logistics Center is one of the largest generators of clean soil that has used the Clean Soil Bank in several years.



The facility's design and proximity to major roadways, such as the Van Wyck Expressway, expedites distribution of air cargo and reduces transportation costs and emissions. Because of high interior ceiling clearances and overall building design, 53-foot tractor-trailers can access the first two floors of the building. Connecting the 2nd floor to the ground floor with a ramp that can accommodate two tractor trailers at the same time essentially created two ground floors, doubling the size of the facility, job creation, and economic output. Triangle Equities expects the development will create 200–400 new permanent jobs and over \$29 million of output growth each year.