MAJOR INCENTIVES:

Property Tax Abatement
Qualified applicants are eligible to receive property tax abatements of up to 100% for up to 10 years on new capital improvements.

One-Stop Development
The review of qualified projects can be expedited through the Town of Brookhaven to reduce development costs.

Available Housing
The diversified and growing housing stock in Brookhaven can meet the demands of the employees, from entry level to executive management.

Mortgage Recording Tax Exemption
Qualified applicants are eligible to receive a partial exemption from the State Mortgage Recording Tax.

Expanding Labor Force
Since 1985, the Town of Brookhaven continues to exhibit one of the fastest population growth rates in the Northeast.

Bond Financing
Qualified applicants are eligible for tax exempt bond financing of up to 100% of the costs for construction, equipment, planning costs, and financial expenses (subject to financial institution’s participation). The bond rates are generally below conventional mortgage financing.

Sales Tax Exemption
Qualified applicants are eligible to receive a sales tax exemption on materials and equipment purchased during the construction and equipping phases of the project.

Central Long Island Location
Major commercial/industrial hubs including MacArthur Airport, Stony Brook University, Ronkonkoma Hub and Brookhaven National Laboratory are within minutes; only one hour to Manhattan via LIRR/ Ronkonkoma Line.

Available Land
Competitive pricing on over 1000 acres in prime locations are ready for industrial development in parcels from 2 to 100 acres.

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