

# State of the State 2016: Daniel Dornfeld of Forchelli Law

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Kristine Wolf

## ***What is driving the growth of your business in 2016?***

The lack of inventory and the high costs for industrial space in the boroughs and even Nassau County has pushed companies to expand further into Suffolk County. We have seen an increase in manufacturing and other industrial uses in Suffolk. This has also been helped by research at Stony Brook University acting as an incubator for new companies and the addition of sewers in some areas.

All of this has caused an increase in transactions in Suffolk County for industrial space in the form of additional acquisitions and leasing. Often this expansion coincides with collaboration with the appropriate municipality through their industrial development agencies. We expect this trend will help spur new construction to create additional inventory and new housing options for the well-trained workforce that will be necessary to work at these companies.



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