

**152 INDUSTRIAL LOOP
STATEN ISLAND, NY**



**PRIME
INDUSTRIAL
PROPERTY**

**RARE
OPPORTUNITY**

FOR SALE

LAND + BUSINESS



EXCLUSIVE BROKER: JOHN OLIVERI / STL REALTY LLC / 917-770-8905 / John@STLRealtyLLC.com / www.STLRealtyLLC.com

**152 INDUSTRIAL LOOP
STATEN ISLAND, NY**

**FULLY EQUIPPED
TRUCK REPAIR
ON LARGE
INDUSTRIAL LOT**



ASKING PRICE:

\$11.9M



**SUCCESSFUL
BUSINESS
IN OPERATION
FOR 40+ YEARS**

**FIRST TIME
AVAILABLE**



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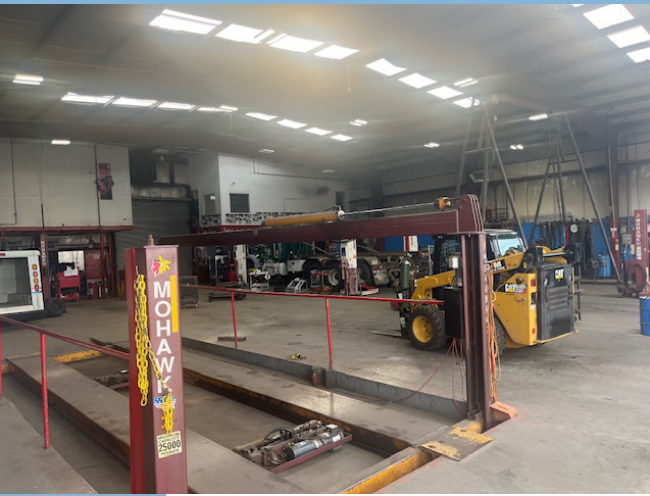
108'
FRONTAGE

152
INDUSTRIAL
LOOP

216'
FRONTAGE



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BUILDING SIZE
15,000
SQ. FT.

LAND SIZE
65,000
SQ. FT.

M3-1 ZONING

3 SEPARATE TAX LOTS

EXTRA HIGH CEILINGS

STREET TO STREET ACCESS

13 LARGE DRIVE IN DOORS

EMPLOYEE CHANGING ROOM

KITCHEN & PRIVATE OFFICES

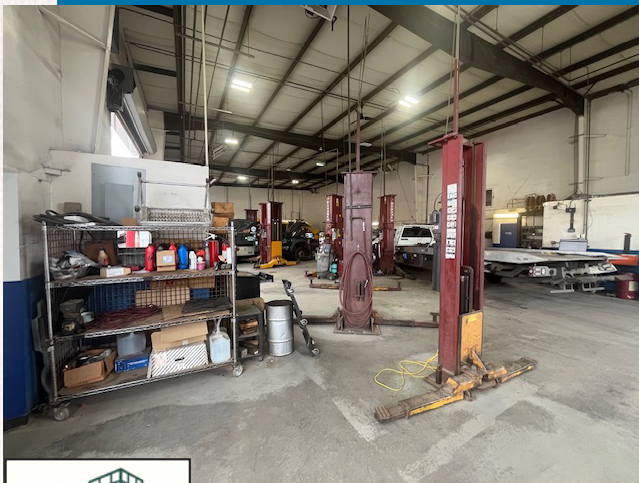
ADDITIONAL AIR RIGHTS AVAILABLE

TURNKEY ACQUISITION
ESTABLISHED INFRASTRUCTURE
ALL MACHINERY, LIFTS,
TOOLS, EQUIPMENT INCLUDED



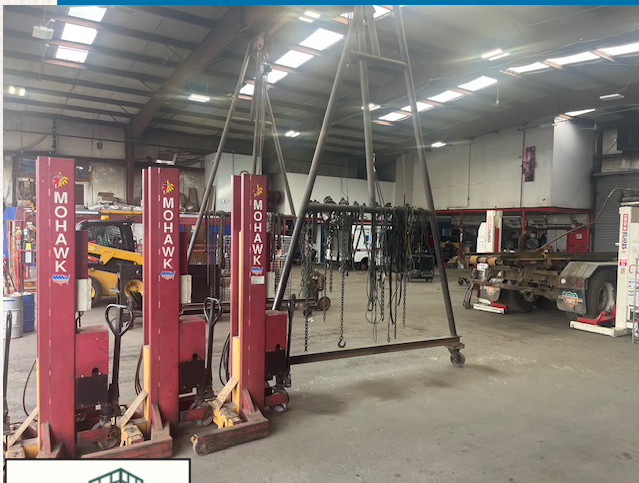
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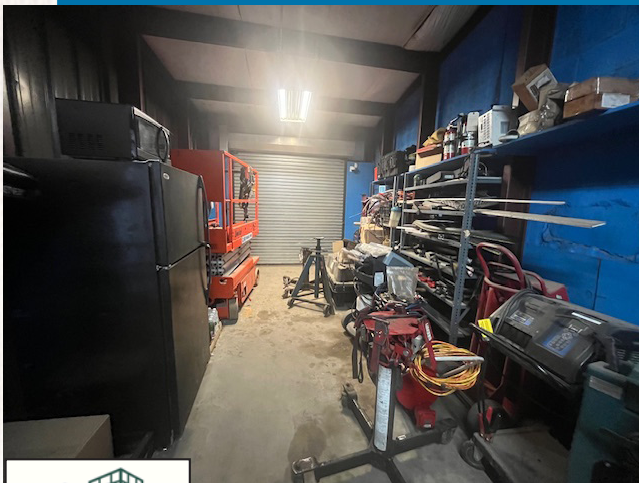
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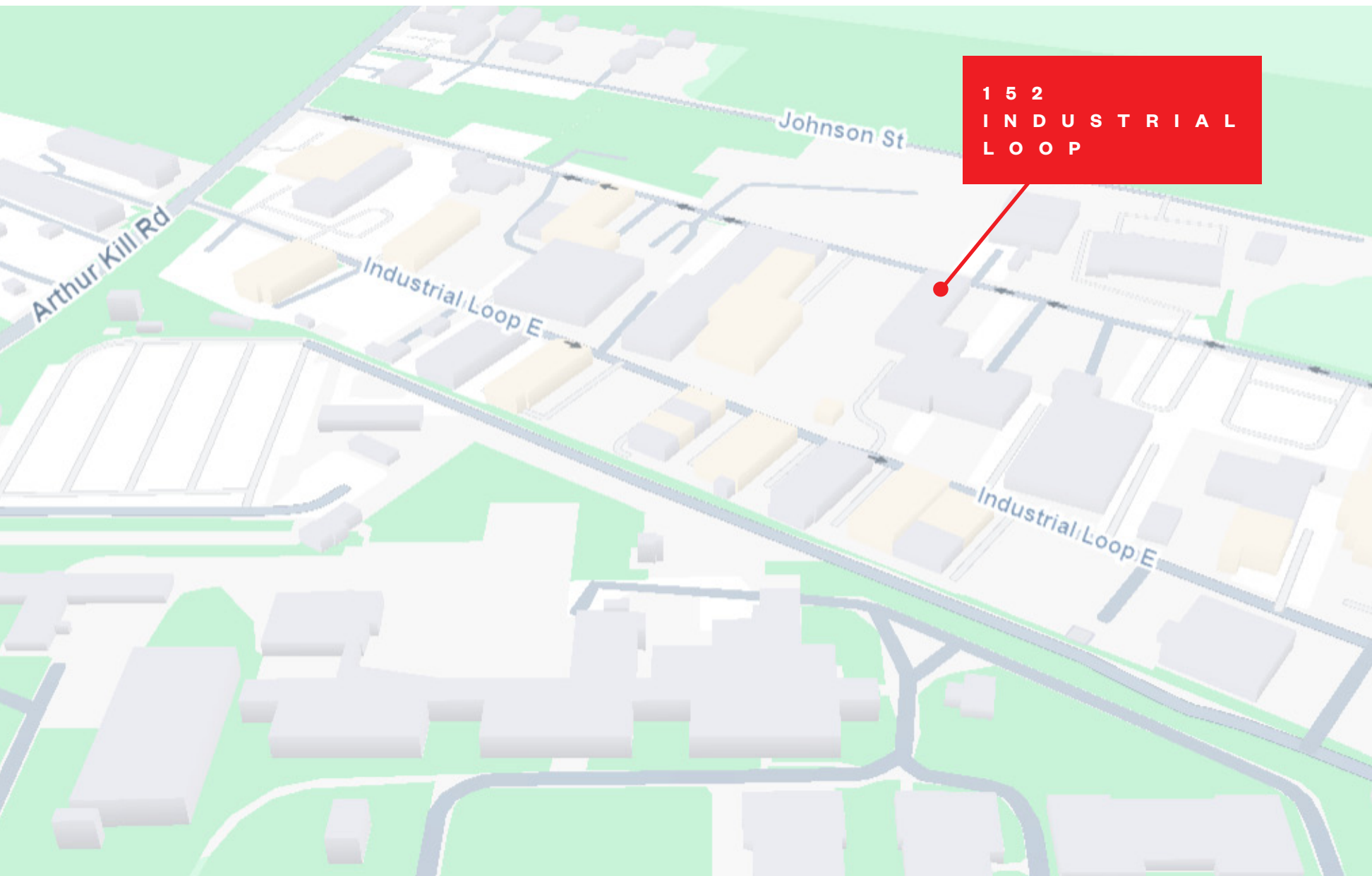
PROPERTY ENCOMPASSES 3 TAX LOTS

- 1** 152 INDUSTRIAL LOOP
10,000 SQ. FT. BUILDING
22,840 SQ. FT. LOT
- 2** 140 INDUSTRIAL LOOP
5,000 SQ. FT. BUILDING
22,042 SQ. FT. LOT
- 3** **22,042 SQ. FT. EMPTY LOT**



AREA HIGHLIGHTS

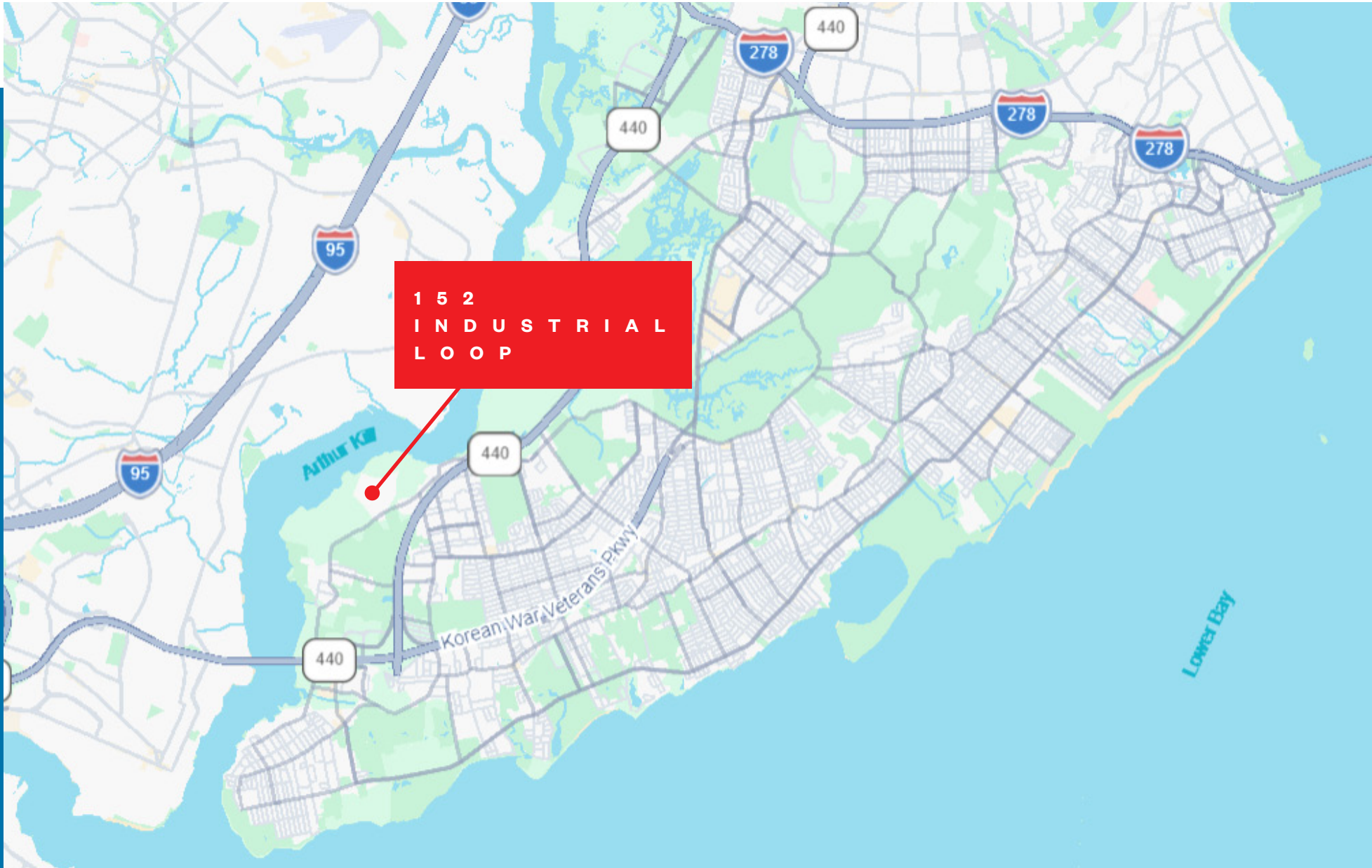




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AREA HIGHLIGHTS

One Nassau Place



Newly Completed 331,700 SF industrial facility at One Nassau Place

As demand for high-quality industrial space in New York City continues to outpace supply, One Nassau Pl. represents a rare solution for scale, efficiency, and connectivity within the five boroughs.

One Nassau Pl. delivers a contemporary industrial building in a location where supply remains extremely limited

The facility features 36-ft. clear ceiling heights, 60 loading docks, two drive-in doors, and 174 parking spaces. The property is designed to accommodate a range of industrial users.

Located one block from the Arthur Kill train station and close major transportation infrastructure, including the Outerbridge Crossing, Port Newark/Elizabeth, and Newark Liberty International Airport, One Nassau Pl. offers exceptional regional connectivity across the Northeast corridor.



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AREA HIGHLIGHTS

2807 Arthur Kill Rd.



Massive Staten Island industrial warehouse adds 136,000 square feet, 29 loading docks to Arthur Kill Rd.

A large industrial warehouse has been erected at 2807 Arthur Kill Rd. in Rossville, adding approximately 136,346 square feet of storage space and 29 loading docks to the busy thoroughfare.

The property, located across the street from Lowe's Home Improvement store, is owned and operated by John Russo, who said the first floor has already been leased and will serve as storage space for DJ equipment. The ground level is still available and being marketed as a prime location near bridges, airports, ports and container terminals.

The site is just one of several new projects planned for a stretch of Arthur Kill, and it's located just 2.7 miles away from 1 Nassau Place, another massive industrial warehouse project.



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AREA HIGHLIGHTS

Broadway Stages



Broadway Stages, Staten Island's new TV & film production hub is largest in the city.

Located on what was originally Arthur Kill Correctional Facility, the new 67 acre lot focuses to extensively grow and expand New York's incredible successful Film and TV industry. The addition of 5 full serviced sound stages, 45 uniquely designed prison buildings, and 67 acres of open land opens a world of possibilities to the potential for shooting in New York. Following in the footsteps of New York's sister destination of Hollywood, Staten Island Stages looks to achieve, grow, and harbor a community of passionate Film and TV professionals to the New York area.



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AREA HIGHLIGHTS

2730 Arthur Kill Rd.



Massive D.O.T. Vehicle, Equipment & Materials Storage Facility

The NYC Department of Transportation occupies five acres of land along Arthur Kill Road to support its Sidewalk Inspections Management construction crews. The site is the former Pathmark shopping plaza, located at 2730 Arthur Kill Rd.

The NYC agency is using 81,000 square feet for the storage space, which will house vehicles, trucks, equipment and materials. The development also includes a 64,117-square-foot designated meeting space for staff.

Vehicles stored on site include: pick-up trucks; sedans; rack trucks; cement trucks; haul trucks; dump trucks; a silo truck; backhoes; and Bobcat utility vehicles. Other parking would be used for trailers of varying sizes and specialty equipment storage.



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