

**484 Sharrotts Road
Staten Island, NY 10309**

\$6,500,000

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Remarks

26000 SQFT M1-1 ZON. EACH FLOOR 13,000 SQFT . WAREHOUSE/OFFICE BUILDING AVAILABLE FOR SALE .LOCATED IN THE HEART OF CHARLESTON BETWEEN 440 AND ARTHUR KILL ROAD . NEW HVAC, NEW PLUMING , NEW ELECTRIC, TAX-ABATED. 38,500 SF OF LAND. FIRST LEVEL OFFERS 8 SEPARATE BAYS, DOUBLE FRONT AND BACK ELECTRICAL 16 BAY DOORS FOR EASY ACCESS,4 LOADING , SEPARATE METERS FOR EACH BAY. THE BUILDING OFFERS 1600 AMPS (UNDERGROUND). SECOND FLOOR BUILD ON SOLID CONCRETE OFFERS 4 VERY LARGE OFFICE SPACES WITH CEILINGS AS HIGH AS 11 FEET . EACH OFFICE SEPARATE HEAT AND AC. NEW ELEVATOR AND APPROVAL PLANS FOR AN



General Property Description

List Number	1155428	Lot Size SqFt	38500.0
Status	Active	Lot Dim	250X220
Sub-Type	Manufacturing	# of Buildings	1.0
Sale/Lease	Lease	# of Parking Spaces	35.0
Year Built	1989	# of Elevators	1
Building SqFt	26000.0		



Location and Legal

County Area	Richmond Charleston	Parcel ID Taxes	07328-0293,0290,0363 18000.0	Tax Abated	Yes
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Additional Information

Features: Office/Warehouse • Warehouse • Other	Electric Meters: Individual
Parking: Private	Electric: 220
Heat System: Forced Air	Gas Meters: Individual