

For Sale

Staten Island – North Shore

61,000 SF 3-Story Industrial Flex Building w/ 20,000 SF Parking

Great Opportunity for Investor and User



3035 Richmond Terrace, Brooklyn NY 11207
Block 1208 Lot 4

Features:

- 3 Story 61,000 SF Building
- Zoning M3-1
- 22,000 SF on 1st Floor w/ 18' Ceilings
- 19,500 SF on 2nd Floor w/ 16' Ceilings
- 19,500 SF on 3rd Floor w/ 13' Ceilings
- 20,000 SF Parking / Yard
- Exterior Loading Platform
- Drive-In Doors
- Concrete Floors on 1st & 2nd Floors / Wood on 3rd Floor
- Fully Sprinklered (Dry System)
- Heavy Power
- 2 Elevators (3000 LB Capacity each)
- 3 Staircases
- Fenced
- Multiple Curb Cuts
- 200' Frontage on Richmond Terrace
- Buses At the Door
- Great Visibility on Richmond Terrace
- Commercial & Residential Area
- Located In Opportunity Zone
- Industrial Business Zone (IBZ)
- Near All Major Roadways, RT 440 & 287 (SI Expressway)
- Easy Access to Ports, Container Terminals, NYC Boroughs
- RE Taxes: \$96,000 Annually
- Presently Furniture Warehouse
- Delivered Vacant
- *Can Be Bought Together with adjacent 18,000 SF 2-Story Building w/ 7,000 SF Parking @ 3015 Richmond Terrace*



Ideal For
Warehouse – Distribution – Assembly
E Commerce – Pick n Pack
Offices – Labs
Community Programs – Social Services – School

For More Info, Price and Inspection
Contact Exclusive Broker Gary Mayzlin
Cell 718 -809-6106 / Office 718-517-9758
E: GaryMayzlin@RealEstateTradeCompany.com
Real Estate Trade Co, Inc
44 Court Street, Suite 1217
Brooklyn NY 11201
Industrial - Commercial