

OFFERING MEMORANDUM

# STATE OF THE ART WAREHOUSE FOR SALE

574 INDUSTRIAL LOOP  
STATEN ISLAND, NY



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**ASKING PRICE:**  
**\$2,195,000**

**THE NIXON**  
TEAM  
PREREAL.COM

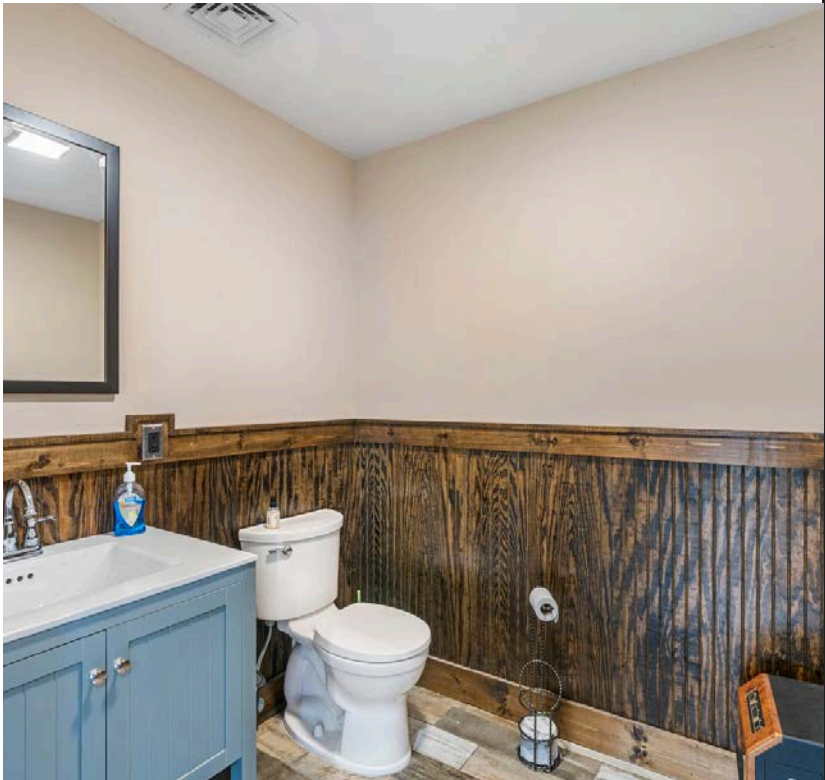


PREREAL.COM/NIXON-TEAM



# THE OFFERING

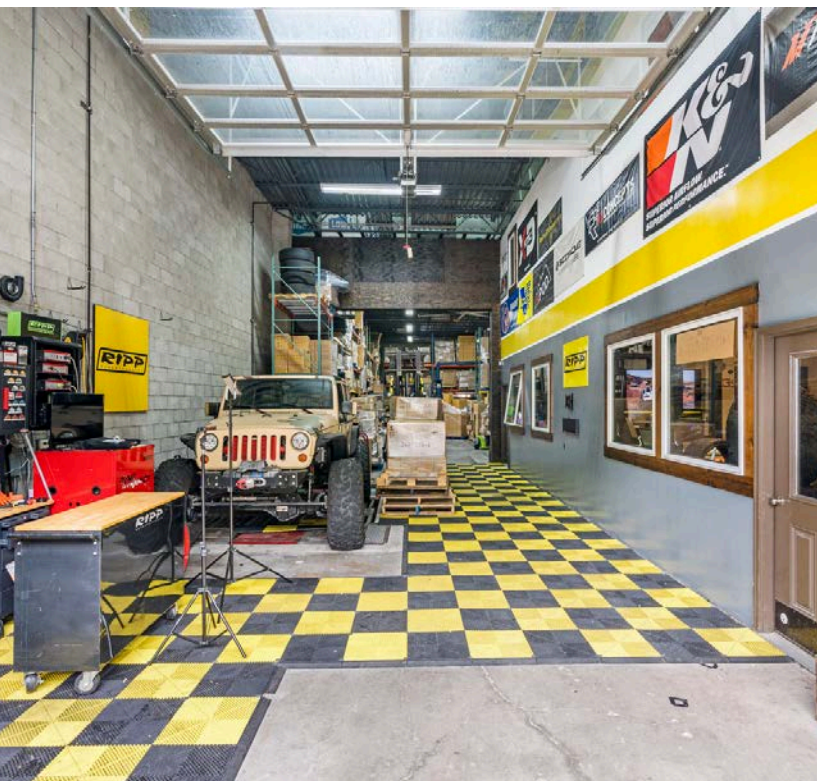
PROPERTY ADDRESS	574 INDUSTRIAL LOOP
GFA	5,985 SF
LOT	7,800 SF
ZONING	M3-1
BUILT	2008
LOT/BLOCK	36/7206
TAXES	\$31,188



# PROPERTY SUMMARY

Class A Flex Industrial | 5,985 SF | M3-1 Zoned | Delivered Vacant. Designed, built, and maintained by an owner-operator with precision and care, this 5,985 SF Class A flex industrial building is a true standout in Staten Island's heavy commercial corridor. Situated at the end of a quiet industrial loop for seamless logistics, this asset delivers turnkey functionality for contractors, fabricators, or light manufacturing users seeking a professional headquarters with zero compromise on infrastructure or finish.

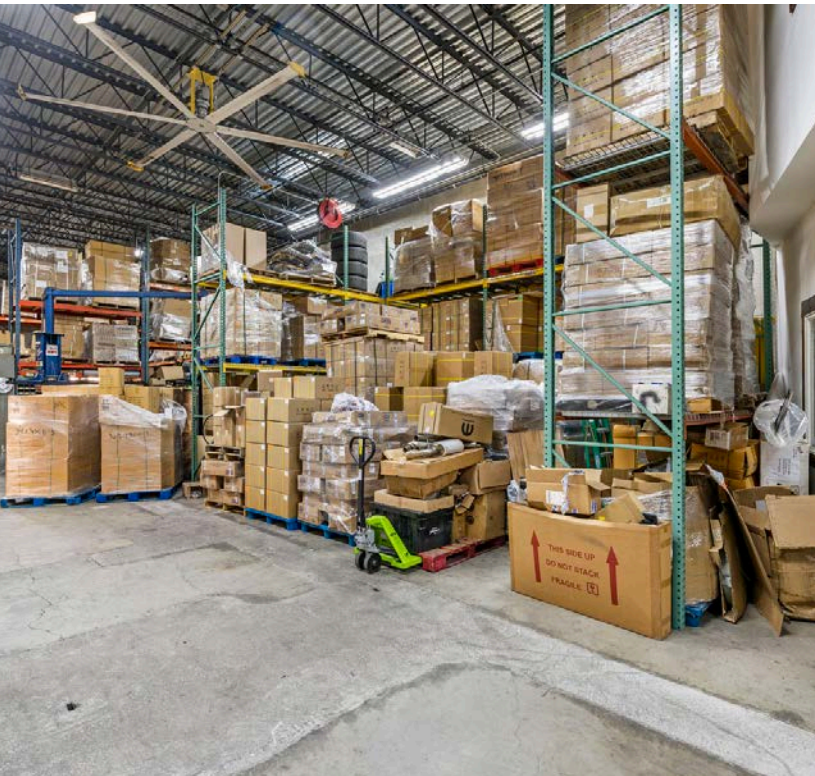
The property features a pristine 4,000 SF clear-span warehouse with 22' ceilings, no interior columns, and dual oversized roll-up doors — including a full-glass panel entry for showroom potential. Power and mechanicals are dialed in: 400 AMP electric service, four panels, 220V throughout, and oversized gas lines to support heavy equipment. The warehouse is further equipped with a piped compressed air system, 4,000 CFM exhaust, radiant/hot-air heat (4 zones), and LED lighting.





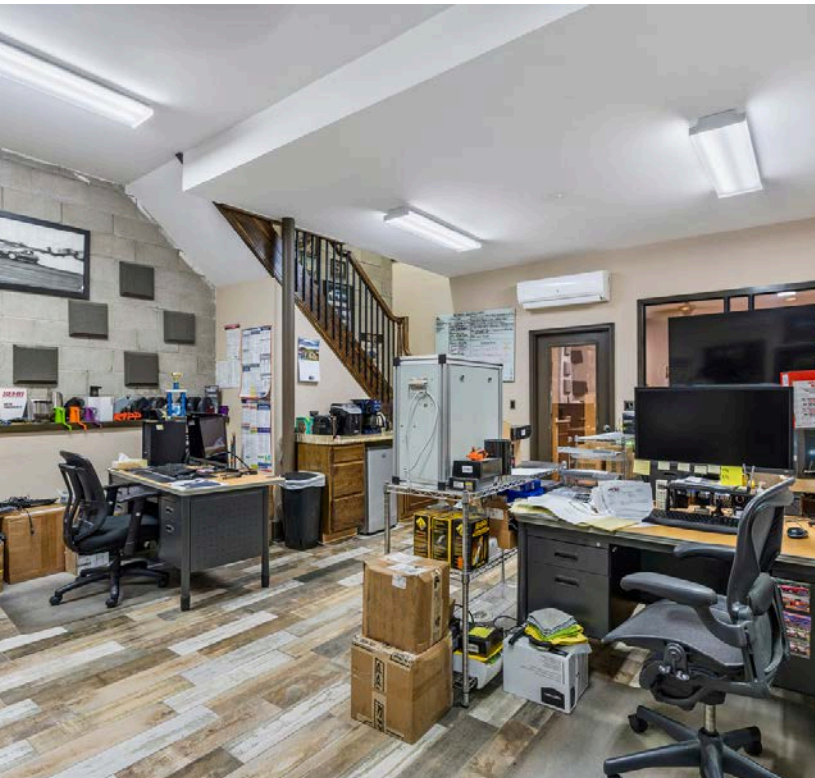
## WAREHOUSE / SHOP

- 4,000 SF clear-span open shop
- 22ft clear ceiling with no low hanging pipes
- No interior columns – steel truss roof
- Metal roof with high parapet walls
- LED lighting throughout
- Slop sink and shop bathroom
- 4-zone radiant and hot air heat
- Piped compressed air system
- 220V power throughout
- 14' roll-up door, 14' full-glass garage door
- Stainless steel entry door with security gate
- 4000cfm exhaust fan with timer
- Mix radiant/hot-air warehouse heat with 4 zones



## 1ST FLOOR STOREFRONT & OFFICE

- Fully tiled throughout with soundproofed walls and ceilings (media insulated)
- Recessed lighting, architectural moldings, granite wet bar
- ADA-compliant bathroom
- Mechanical room + private office (separate from store + shop)
- Hardwired network, alarm system
- 2 HVAC zones





## 2ND FLOOR OFFICES AND CONFERENCE ROOM





## 07 / 574 INDUSTRIAL LOOP STATEN ISLAND, NY



# IMPORTANT DISCLOSURES

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The information contained herein is not a substitute for a thorough due diligence investigation. Pre Real Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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