



FOR SALE  
OFFERING MEMORANDUM



INDUSTRIAL / COMMERCIAL LAND OFFERING

# 961 BLOOMINGDALE ROAD

Staten Island, New York 10309

**±94,380 SF**  
TOTAL SITE (±2.17 AC)

**±8,800 SF**  
EXISTING WAREHOUSE

**\$10,888,000**  
ASKING PRICE

**M2-1**  
ZONING

EXCLUSIVELY OFFERED BY



**Frank Rizzo**  
Broker / Owner  
Cornerstone Realty  
**718-447-8100**  
fjr@cornerstonerealtynyc.com

# EXECUTIVE SUMMARY

## Executive Summary

Cornerstone Realty is pleased to present the exclusive offering of 961 Bloomingdale Road — a ±94,380 SF (±2.17-acre) street-to-street industrial land site with an existing ±8,800 SF functional warehouse, strategically positioned at the full-access interchange of NY State Route 440 (West Shore Expressway) and Bloomingdale Road.

This offering represents a rare, irreplaceable control position within Staten Island's West Shore logistics corridor — where true highway-adjacent industrial sites with direct ramp access no longer exist at scale.

## Investment Thesis

961 Bloomingdale is not simply a building — it is a **high-exposure, infrastructure-driven land play** with immediate usability and long-term strategic optionality.

- Direct, signal-free access to NY-440 within seconds of site exit
- Street-to-street configuration enabling full-site circulation and multiple points of ingress/egress
- Corner positioning with visibility to continuous regional traffic flow
- Scale (±2.17 acres) allowing functional industrial operations or phased redevelopment

In a borough where most industrial assets are constrained by secondary road access, this site offers a **true last-mile logistics advantage**, directly impacting delivery efficiency, labor movement, and operating costs.

## Investment Highlights

- Direct on/off ramp access to NY Route 440 (West Shore Expressway) — Exit 3
- ±94,380 SF (±2.17 AC) — street-to-street corner site with full circulation
- ±8,800 SF functional warehouse: high-bay, drive-in doors & mezzanine office
- M2-1 Zoning — warehousing, manufacturing, e-commerce fulfillment, IOS, self-storage, last-mile logistics & more
- Immediate access to Outerbridge Crossing (NJ), Goethals Bridge & I-278
- Exclusively commercial/industrial corridor — zero residential adjacency
- Rooftop cellular antenna infrastructure — income-generating leases in place
- NY Container Terminal: 7.4 miles (~13 min) | Newark Airport: ~28 min
- Seller financing available for qualified buyers

## Property Information

<b>Address</b>	961 Bloomingdale Road, Staten Island, NY 10309
<b>Total Site Area</b>	±94,380 SF (±2.17 Acres) — Street-to-Street
<b>Building Size</b>	±8,800 SF Functional Warehouse
<b>Zoning</b>	M2-1 — Medium Manufacturing District
<b>Land Use</b>	Industrial / Commercial
<b>APN / Parcel</b>	07088-0001   Richmond County
<b>Flood Zone</b>	Zone B/X — Moderate (500-Year)
<b>Submarket</b>	Staten Island — West Shore Corridor
<b>Availability</b>	Entire Property For Sale
<b>Seller Financing</b>	Available for qualified buyers

ASKING PRICE

# \$10,888,000

Seller financing available · Terms on a case-by-case basis

<h2 style="margin: 0;">±94,380</h2> <p style="margin: 0; font-size: small;">TOTAL SITE SF</p>	<h2 style="margin: 0;">M2-1</h2> <p style="margin: 0; font-size: small;">ZONING</p>
<h2 style="margin: 0;">±2.17</h2> <p style="margin: 0; font-size: small;">ACRES</p>	<h2 style="margin: 0;">±8,800</h2> <p style="margin: 0; font-size: small;">BUILDING SF</p>

# PROPERTY OVERVIEW

## Property Overview

Site Aerial | 961 Bloomingdale Road, Staten Island, NY 10309



961 Bloomingdale Road — ±94,380 SF (±2.17 AC) street-to-street corner site. NY Route 440 (West Shore Expressway) visible at left.

## BUILDING DESCRIPTION

### Building Overview

961 Bloomingdale Road is a two-story commercial/industrial masonry block building featuring a large open-span warehouse bay, separate lower-level storage wing, and a front retail/office component with display windows and formal columned entrance. The property occupies a ±94,380 SF (±2.17-acre) street-to-street corner lot with substantial paved surface area ideal for equipment staging, truck maneuvering, and parking.

### Key Physical Features

- Open-span main warehouse with high exposed steel truss ceilings and skylight panels
- Multiple drive-in / roll-up door access points for trucks and heavy equipment
- Lower-level warehouse/storage with independent roll-up access and forklift clearance
- Front retail/office component with large display windows and formal entrance portico
- Mezzanine office level overlooking main warehouse floor
- Overhead HVAC ductwork infrastructure throughout
- Concrete slab flooring throughout all industrial areas
- Breakroom / kitchenette with cabinetry, refrigerator and sink
- Rooftop cellular antenna infrastructure — income-generating leases in place
- On-site surface parking; lot access from Bloomingdale Road and Veterans Road



Exterior — Bloomingdale Road façade with drive-in access and on-site parking



Main warehouse — high bay open-span layout with skylights and steel trusses



Lower warehouse bay — additional industrial/storage space with forklift access



Breakroom / kitchenette with full cabinetry and utility connections

# TRAFFIC & HIGHWAY ACCESS

## Traffic & Exposure

The property benefits from direct frontage and immediate access to NY State Route 440 (West Shore Expressway) — one of Staten Island's primary logistics corridors.

- **NY-440 daily traffic:** approximately 58,000–72,000 vehicles per day (NYSDOT traffic station data)
- **Commercial truck volume:** approximately 8%–12% of total volume — equating to **4,000+ daily truck movements**
- **Arthur Kill Road corridor:** an additional 18,000–26,000 vehicles per day, functioning as a key feeder into the expressway network
- The intersection of Bloomingdale Road and Arthur Kill Road creates a **high-flow convergence point**, supporting both regional logistics traffic and local commercial demand

This traffic profile provides a **dual-use advantage:** operational throughput for industrial and logistics users, and high-visibility frontage suitable for select commercial applications including QSR and service retail (subject to approvals).

## Traffic & Corridor Dynamics

The property is located along the West Shore Expressway (NY-440) — the primary north-south artery linking Staten Island to New Jersey via the Outerbridge Crossing and the broader NJ logistics network.

- The Outerbridge Crossing and Route 440 corridor collectively support **tens of thousands of vehicles daily**, with a significant share driven by commercial and truck traffic moving between Staten Island and New Jersey's port and distribution infrastructure
- NYSDOT traffic data confirms the corridor carries **substantial truck volumes**, reinforcing its role as a critical freight and commuter route
- The intersection of Bloomingdale Road and Arthur Kill Road functions as a **key feeder node** into this system — supporting consistent vehicular flow driven by regional commuting, industrial & logistics movement, and retail/service corridor activity

## Transit & Connectivity

<b>Richmond Valley SIR Station</b>	2.3 miles — 6 min drive
<b>MTA Bus — SIM26 to Manhattan</b>	Direct on Bloomingdale Rd
<b>NY Container Terminal</b>	7.4 miles — approx. 13 min
<b>Newark Liberty International</b>	16.8 miles — approx. 28 min
<b>JFK International Airport</b>	33 miles — approx. 51 min



Route 440 West Shore Expressway immediately adjacent — on-ramp visible at left of building



Wide aerial context — Route 440 corridor and surrounding West Shore commercial market

### ROUTE 440 CORRIDOR CONNECTIONS

- Outerbridge Crossing → NJ Route 440 → NJ Turnpike
- I-278 → Goethals Bridge → New Jersey
- I-278 → Verrazano-Narrows Bridge → Brooklyn / NYC
- NY Container Terminal: approx. 13 min

# ZONING & FUNCTIONAL FLEXIBILITY — M2-1

## Zoning Overview

The subject property is located within an **M2-1 (Medium Manufacturing District)** — one of the most versatile industrial designations in New York City. This designation is intended for higher-impact industrial activity while still allowing certain business-supporting commercial uses as-of-right.

## Permitted Uses — As-of-Right

### Industrial & Logistics

- Warehousing and distribution facilities
- Manufacturing and fabrication operations
- E-commerce fulfillment centers
- Wholesale and bulk storage operations
- Food production and commercial kitchens
- Printing, assembly and industrial processing
- Industrial service operations
- Equipment and material storage
- Truck terminals and fleet storage
- Contractor yards and equipment depots
- Bus and commercial vehicle storage
- Utility and infrastructure-related uses

### Commercial & Trade

- Automotive sales, repair and service facilities
- Building materials sales and supply yards
- Trade-related retail (plumbing, electrical, HVAC supply)
- Showroom / warehouse hybrid uses
- Equipment rental and service businesses

### Additional Site Capabilities

- **Industrial Outdoor Storage (IOS)** — equipment, containers, contractor laydown areas
- **Self-Storage Facilities** — subject to building configuration
- **Last-Mile Logistics Hubs** — distribution centers serving NYC and NJ markets

## Zoning Summary

<b>Zoning District</b>	M2-1 — Medium Manufacturing
<b>Total Site</b>	±94,380 SF (±2.17 Acres)
<b>Building Size</b>	±8,800 SF
<b>Site Configuration</b>	Street-to-Street Corner Lot
<b>IOS Capability</b>	Yes — Equipment, Containers, Laydown
<b>Self-Storage</b>	Permitted (subject to compliance)
<b>Last-Mile Logistics</b>	Permitted as-of-right
<b>E-Commerce Fulfillment</b>	Permitted as-of-right
<b>QSR / Service Retail</b>	Subject to planning approvals



Aerial — corner site showing full lot extent, building, and Route 440 adjacency

# MARKET OVERVIEW

## Market Overview

### Location & Market Positioning

961 Bloomingdale sits within the **Rossville / West Shore corridor** — one of Staten Island's most actively developing industrial submarkets.

#### Key drivers include:

- Direct connectivity to New Jersey's Route 440, NJ Turnpike, and port infrastructure
- Proximity to New York Container Terminal (±13 minutes)
- NYCEDC-backed industrial and offshore wind investment along the Arthur Kill waterfront
- Established commercial corridor anchored by national users including Lowe's Home Improvement

Critically, the **immediate node is entirely commercial/industrial**, eliminating the operational friction typically associated with residential adjacency in New York City.

### Key Area Businesses & Demand Drivers

- Lowe's Home Improvement — directly adjacent, visible from property
- Chariot Collision & extensive auto service corridor
- Monthly Unlimited Car Wash, Rossville Pizza, Deli & Bagel corridor
- FedEx Ground — active corridor user
- West Shore Business Improvement District (WS BID) — active since 2015
- NorthPoint Development: 33-acre Rossville Offshore Wind Port Facility — NYCEDC-designated, \$70M+ infrastructure investment

### Location & Submarket | Rossville / West Shore, Staten Island



*Aerial context — full lot extent, street-to-street configuration, and Route 440 access*

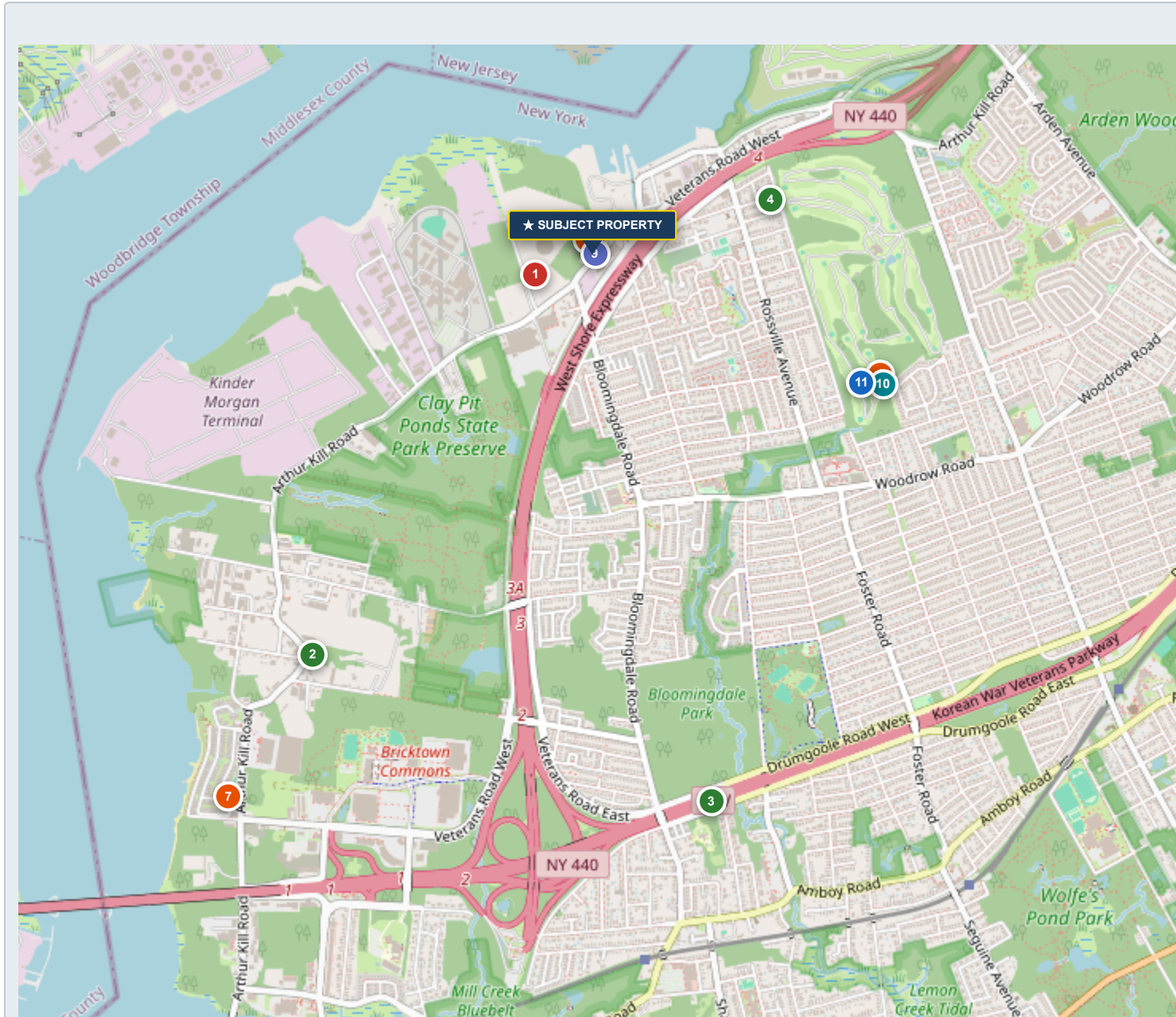
### NEARBY BUSINESSES & LANDMARKS

- Lowe's Home Improvement (0.5 mi)
- Chariot Collision Center (adjacent)
- Monthly Unlimited Car Wash (adjacent)
- ShopRite of Veterans Rd (1.2 mi)
- Trader Joe's (1.8 mi)
- NY Container Terminal (7.4 mi · 13 min)
- Richmond Valley SIR Station (2.3 mi)

# LOCATION OVERVIEW

## Market Overview

## Nearby Retailers & Amenities | Staten Island, NY 10309



### NEARBY BUSINESSES

**★ SITE** 961 Bloomingdale Road  
±94,380 SF · Street-to-Street Corner

#### BIG BOX / RETAIL

**1** **Lowe's Home Improvement** — 0.5 mi  
2790 Arthur Kill Rd

#### GROCERY

**2** **ShopRite** — 1.2 mi  
3010 Veterans Rd W

**3** **Trader Joe's** — 1.8 mi  
6400 Amboy Rd

**4** **Ideal Fresh Market** — 0.9 mi  
1006 Rossville Ave

#### DINING

**5** **Rossville Pizza** — <0.1 mi  
960 Bloomingdale Rd

**6** **My Brother's Deli** — <0.1 mi  
960 Bloomingdale Rd

**7** **Patrizia's** — 1.6 mi  
4916 Arthur Kill Rd

**8** **EatItalian NYC** — 1.0 mi  
655 Rossville Ave

#### AUTO / SERVICES

**9** **Chariot Collision** — <0.1 mi  
950 Bloomingdale Rd

#### SHOPPING CENTER

**10** **Woodrow Plaza** — 1.0 mi  
Rossville Ave

#### FINANCIAL

**11** **Flagstar Bank** — 1.0 mi  
645 Rossville Ave

#### LEGEND

- Big Box / Retail
- Grocery
- Dining
- Auto / Services
- Shopping Center
- Financial

# DEMOGRAPHICS

## Population & Household Summary (2025 Estimates)

METRIC	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population (2025)	14,492	127,440	340,596
Projected Population (2030)	14,384	128,801	345,773
Total Households (2025)	5,254	44,392	119,837
Median Household Income	\$116,270	\$110,088	\$99,414
Average HH Vehicles	2.0	2.0	2.0
Median Home Value	\$725,835	\$681,304	\$628,911
Average Age	41	41	41

## Largest Employers — Richmond County / Staten Island

SECTOR	MAJOR EMPLOYERS
Healthcare	Staten Island University Hospital (Northwell Health), Richmond University Medical Center
Government	City of New York, NYC Transit, U.S. Government Agencies
Retail / Logistics	Lowe's, Home Depot, Amazon Distribution, New York Container Terminal
Education	College of Staten Island, CUNY System
Construction / Industrial	West Shore BID Members, NorthPoint Development, Port Operators

# PROPERTY PHOTOGRAPHY



Close aerial — building at Bloomingdale Road / Veterans Road with Route 440



Aerial — full site extent, street-to-street corner lot and Route 440 access



Main warehouse — high bay open-span layout with skylights and steel trusses

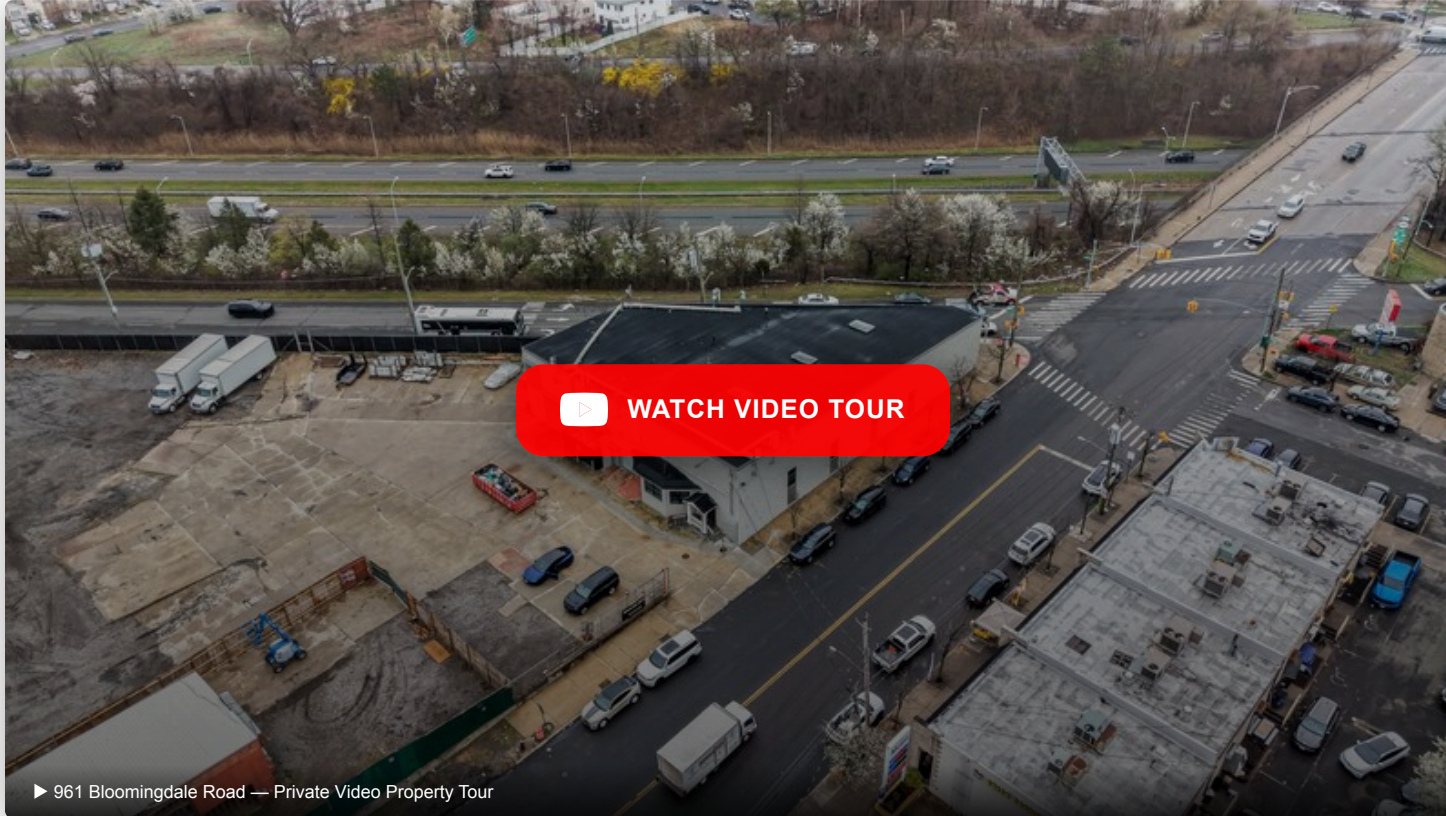


Exterior — Bloomingdale Road façade, drive-in roll-up doors, and on-site lot

# VIDEO PROPERTY TOUR

## Virtual Property Tour

961 Bloomingdale Road, Staten Island, NY 10309



▶ 961 Bloomingdale Road — Private Video Property Tour

Click the image above or scan the QR code to watch the full video tour

SCAN TO WATCH TOUR



Video Property Tour

Point your phone camera at the QR code

### PROPERTY HIGHLIGHTS

Address	961 Bloomingdale Rd
Site Area	±94,380 SF (±2.17 AC)
Building	±8,800 SF Warehouse
Zoning	M2-1
Asking Price	\$10,888,000



Direct Video Link

<https://www.youtube.com/watch?v=YF6rqD8Kglc>

Frank Rizzo — Cornerstone Realty  
 718-447-8100  
[fjr@cornerstonerealtynyc.com](mailto:fjr@cornerstonerealtynyc.com)

# OFFERING, GUIDANCE & CONTACT

## Buyer Profile Alignment

This opportunity is specifically suited for:

- **Last-mile logistics operators / fleet-based businesses**
- **Industrial owner-users** seeking direct highway access
- **Developers** pursuing covered land with entitlement upside
- **Retail / QSR users** targeting high-visibility corridor locations (with planning approvals)

## Strategic Conclusion

Opportunities of this scale, access profile, and zoning flexibility are increasingly rare within New York City.

### 961 Bloomingdale offers:

- Immediate industrial usability
- Irreplaceable highway positioning
- Long-term redevelopment optionality

This is a **control position within a supply-constrained corridor** — not simply a property.

## Offering & Guidance

961 Bloomingdale Road is being offered for sale at an asking price of **\$10,888,000**.

The Seller is open to structuring **seller financing for qualified buyers**, creating a unique opportunity to enhance returns through flexible capital structuring. Terms will be considered on a case-by-case basis based on buyer profile and execution certainty.

## Process & Positioning

Ownership is seeking a well-capitalized buyer capable of recognizing the strategic value of a control position within Staten Island's West Shore corridor. Given the scarcity of comparable sites with direct highway access, scale, and zoning flexibility, this offering is expected to generate strong interest from a range of industrial users, developers, and institutional investors.

Prospective purchasers are encouraged to submit offers and engage early in the process, as the Seller reserves the right to select a buyer and proceed to contract at any time.

## Confidentiality & Disclaimer

The information contained herein is proprietary and strictly confidential, furnished solely for review by a prospective purchaser. It has been compiled from sources deemed reliable; however, Cornerstone Realty makes no representations or warranties as to its accuracy or completeness. Prospective purchasers must conduct their own independent investigations and seek independent legal, tax, environmental and engineering advice. The Seller reserves the right to reject any offer or terminate negotiations at any time without notice.

## Exclusively Offered By



**Frank Rizzo**

Broker / Owner

**Cornerstone Realty**

**718-447-8100**

fjr@cornerstonerealtynyc.com



**CORNERSTONE  
REALTY**

ASKING PRICE

**\$10,888,000**

Seller financing available for qualified buyers

<b>Site Area</b>	±94,380 SF (±2.17 Acres)
<b>Building</b>	±8,800 SF Functional Warehouse
<b>Zoning</b>	M2-1 — Medium Manufacturing
<b>Configuration</b>	Street-to-Street Corner Lot
<b>Highway Access</b>	Direct — NY Route 440, Exit 3