



4865 Arthur Kill Rd

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JJR Realty LLC

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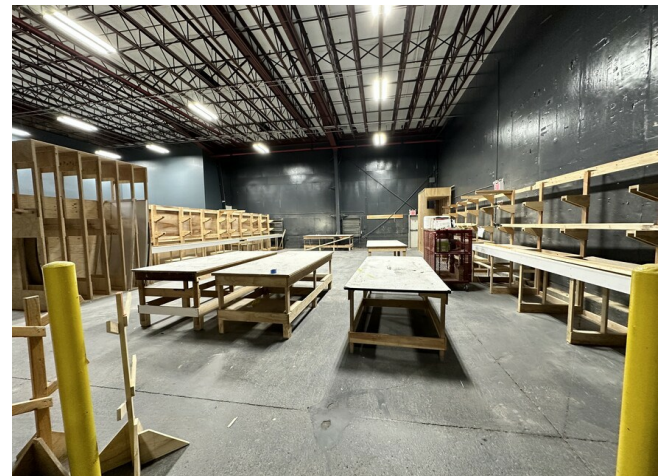
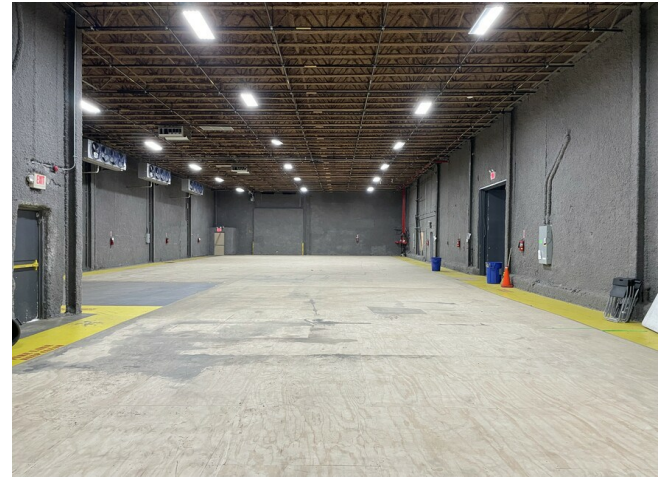


4865 Arthur Kill Rd

\$29.00 /SF/YR

Former Anheuser Busch InBev Distributor warehouse and offices. Most recently operated as a Level 2 sound stage for film production since 2018. Building is 46,500 sq/ft situated on a property 200ft by 580ft, there is an additional 2 acres for parking & expansion. Building is equipped with 7 loading docks and 3 drive up ramps. Warehouse is soundproofed with wood floors. Lighting grids. New Heating and AC throughout warehouse and offices installed 2019. Ceiling heights are 25 ft with no obstructions. 2 large restroom facilities built in 2023, existing 5 restrooms renovated in 2023. Will not divide....

- 7 loading docks & 3 drive in ramps
- Parking
- 25 foot ceiling heights with no obstructions

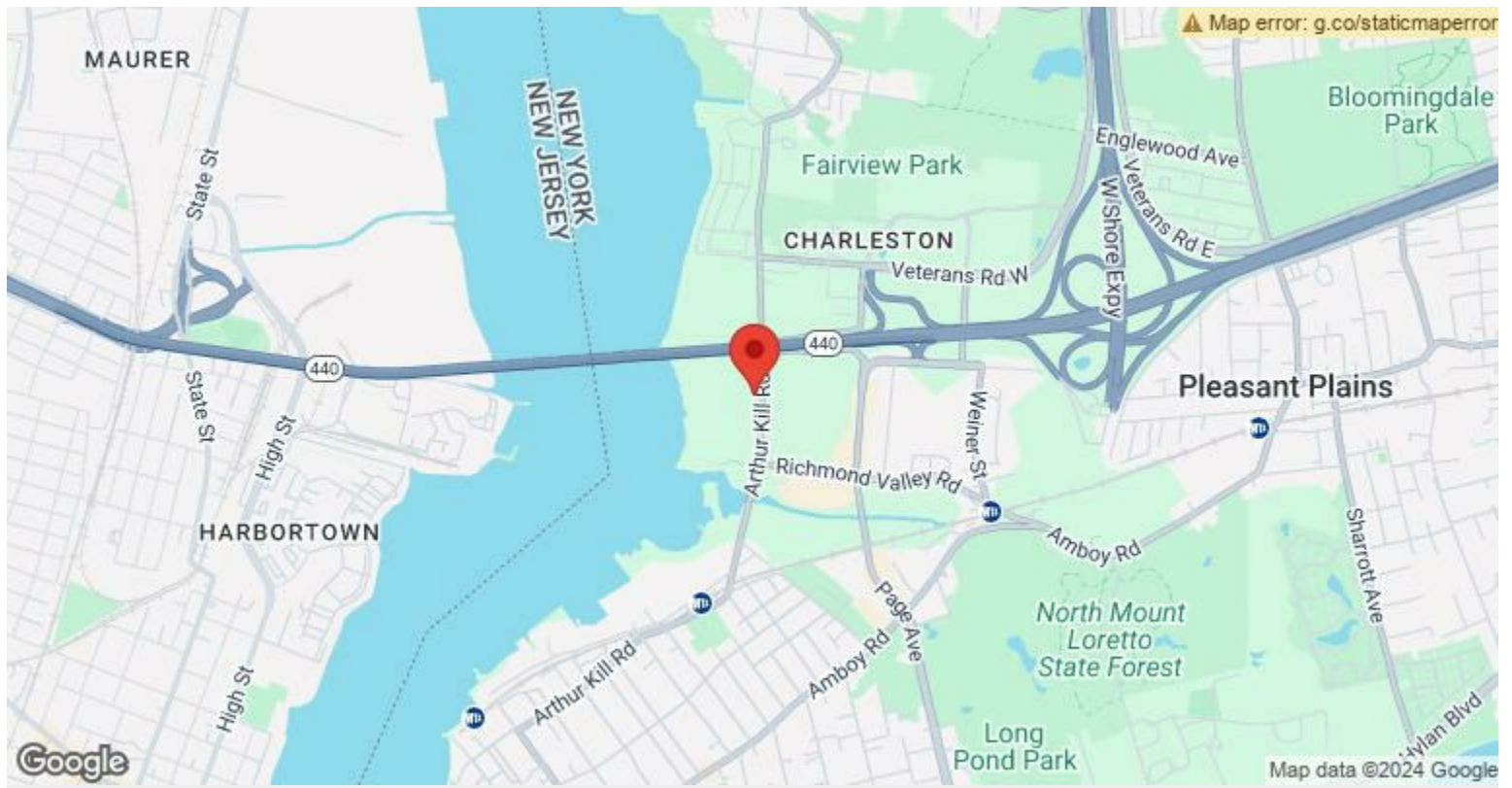


Rental Rate:	\$29.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	46,500 SF
Year Built:	1975
Taxes:	\$0.29 USD/SF/MO
Operating Expenses:	\$0.06 USD/SF/MO
Rental Rate Mo:	\$2.42 /SF/MO

1st Floor

Space Available	46,500 SF
Rental Rate	\$29.00 /SF/YR
Date Available	Now
Service Type	TBD
Office Size	5,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	10 - 30 Years

M-1 Zoned will qualify for NYC's CEP program with up to a 10 year tax abatement on property taxes.



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