



OFFERING MEMORANDUM

RARE INDUSTRIAL SITE FOR SALE

4865 ARTHUR KILL ROAD
STATEN ISLAND, NY

ROB NIXON
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JAMES PRENDAMANO
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ASKING PRICE:
\$13,999,999

THE **NIXON** TEAM
PREREAL.COM



PREREAL.COM/NIXON-TEAM

THE OFFERING

PROPERTY ADDRESS	4865 Arthur Kill Rd
GFA	46,800 SF
LOT SIZE	115,945 SF
ZONING	M1-1
BUILT/RENOVATED	1975/2020
LOT	1 and 100
BLOCK	7626
TAXES	\$162,520



PROPERTY SUMMARY

Premier Industrial Opportunity – Rare and Exceptional Asset

Positioned prominently on over 115,000 square feet of M1-1 zoned land, this exceptional facility offers close to 50,000 square feet of versatile, high-quality industrial space. Originally constructed for a major distribution operation, the building was recently upgraded and fully outfitted as a state-of-the-art movie studio.

The property features seven well-appointed loading docks and three drive-up ramps, designed for maximum operational efficiency. Within the expansive layout, you'll find a thoughtfully integrated mix of modern office spaces, expansive warehouse areas, and adaptable retail space. Ample parking ensures easy access and superior logistics capabilities, while robust gating provides enhanced security.

Every detail has been meticulously maintained, with recent upgrades including full soundproofing, updated lighting, upgraded electric, and comprehensive heating and cooling systems throughout both office and warehouse spaces. The facility boasts extraordinary ceiling heights up to 25 feet clear at the highest point, entirely unobstructed—a rare feature that significantly enhances usability and storage capacity.

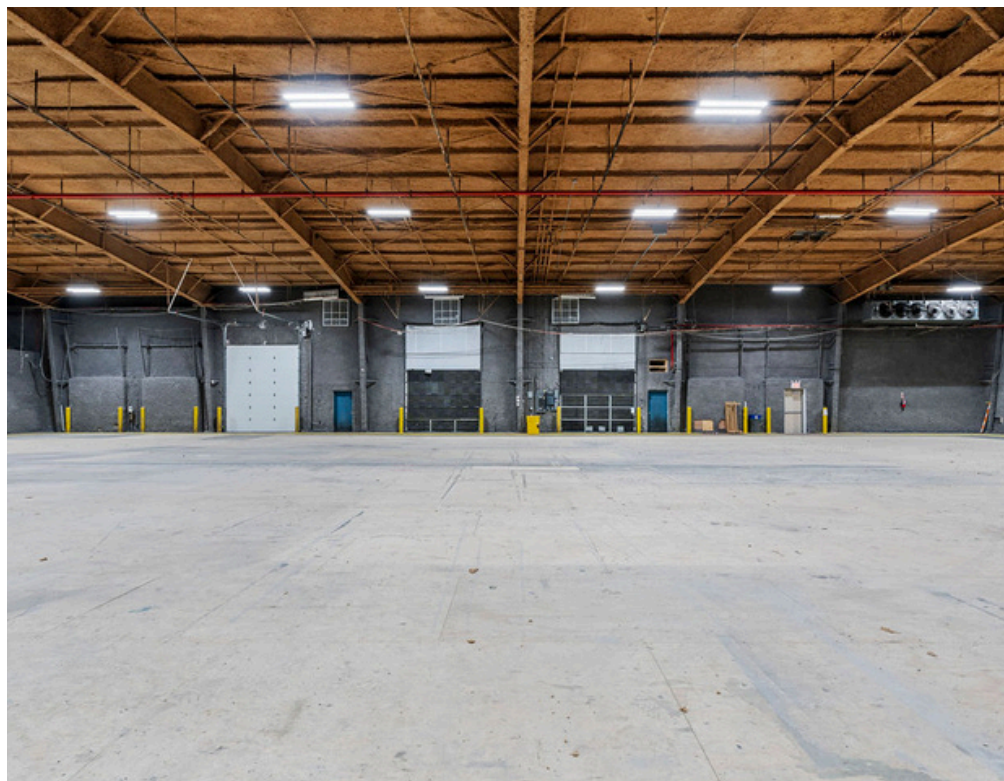
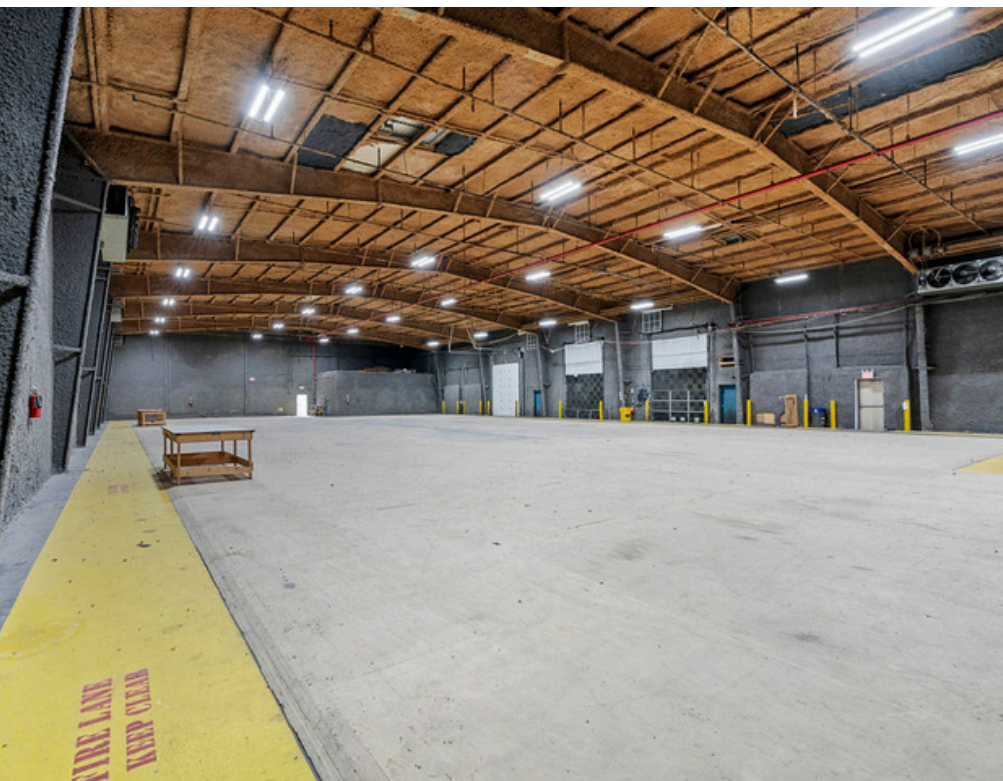
Strategically located just minutes off the Expressway, this property offers unparalleled convenience with easy connections to the surrounding boroughs and quick access to New Jersey.

A truly unmatched opportunity, this asset stands alone in today's market, offering an exceptional solution for businesses seeking quality, versatility, and prime location.

Available for Sale or Lease.









DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
9,150	128,175	303,005



AVERAGE HOUSEHOLD INCOME

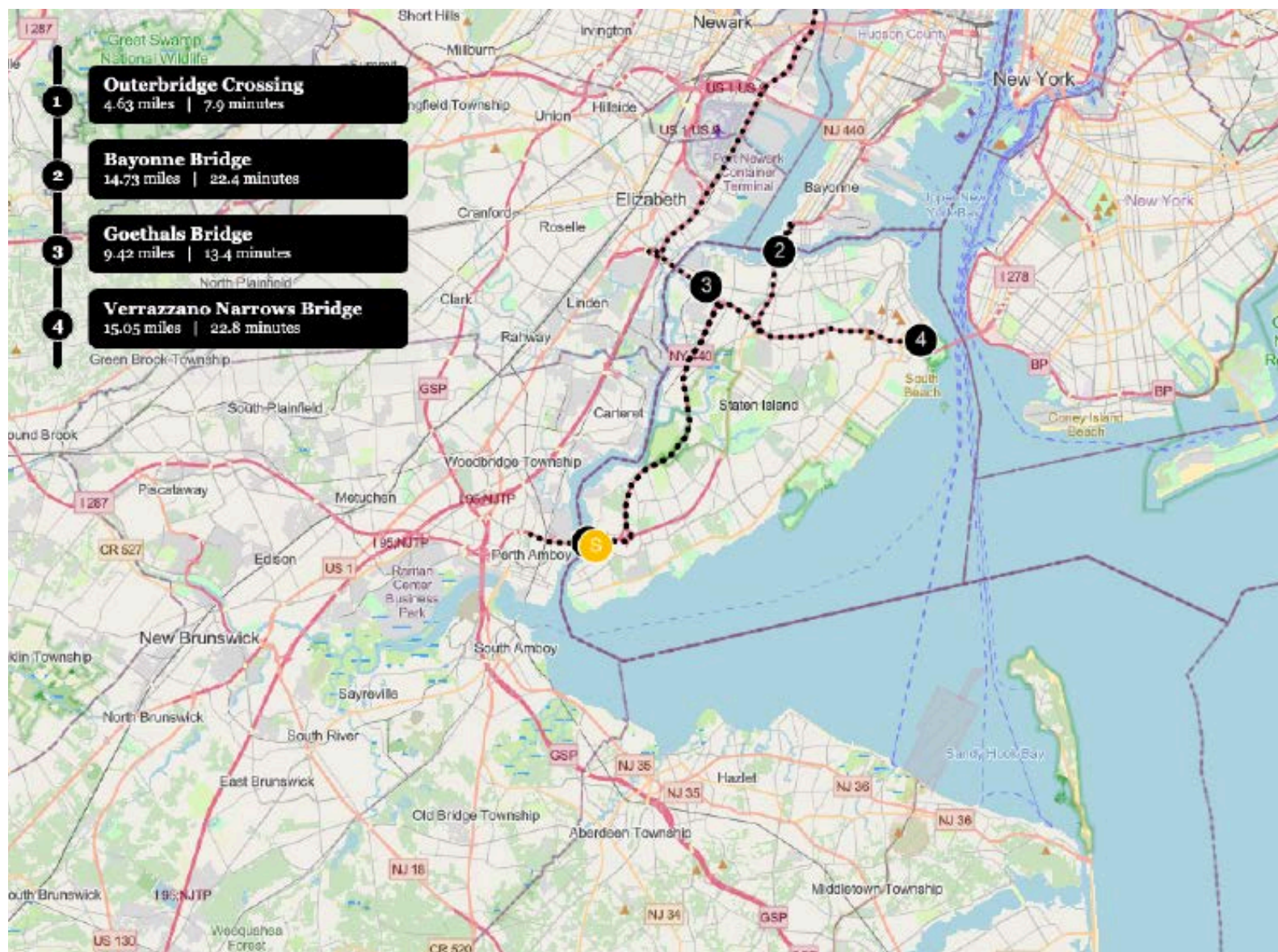
1 MILE	3 MILE	5 MILE
\$133,076	\$120,316	\$127,564



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
3,288	43,616	107,085

08 / 4865 ARTHUR KILL ROAD STATEN ISLAND, NY



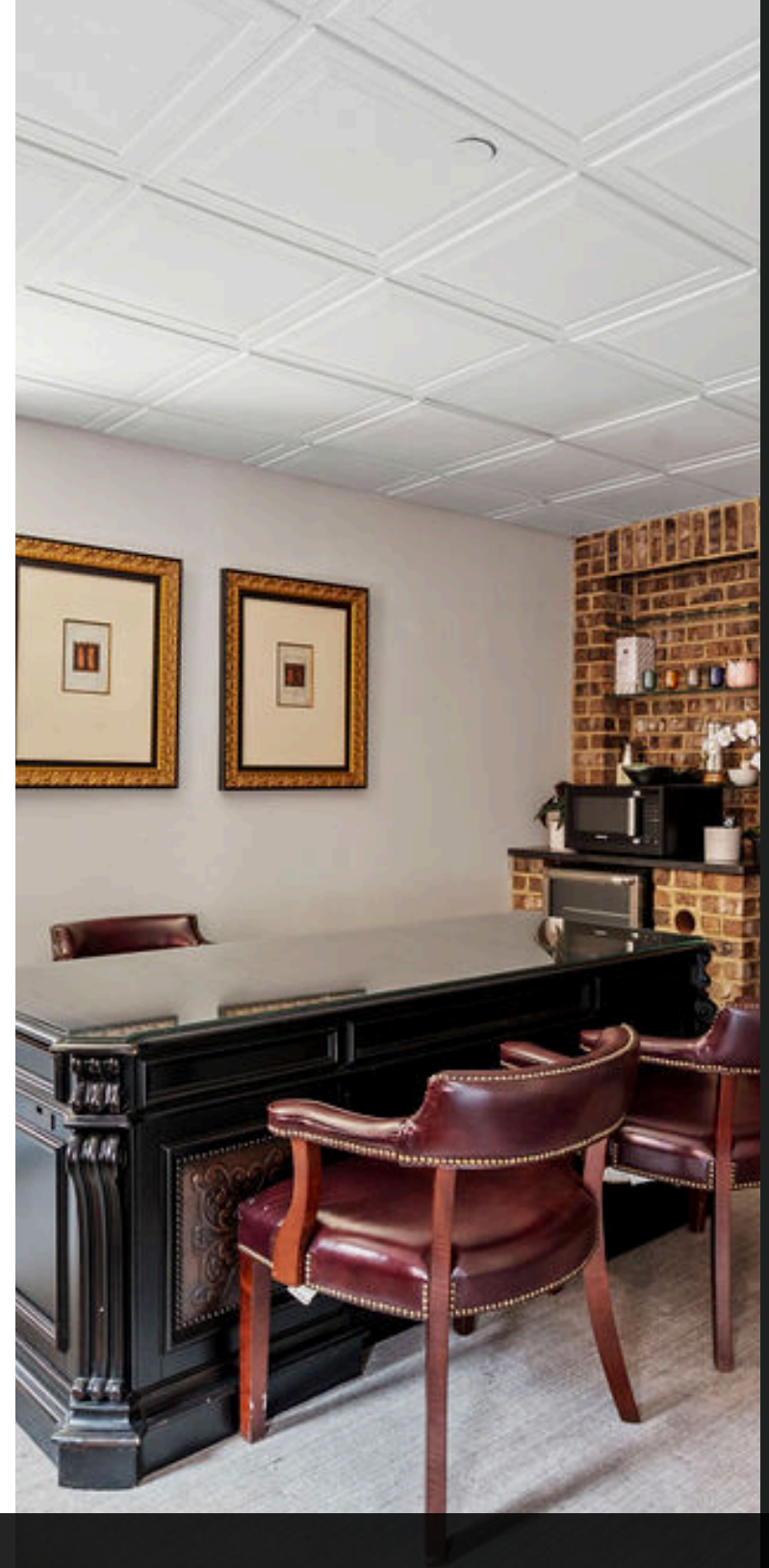
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