



Development Opportunity For Sale in Staten Island

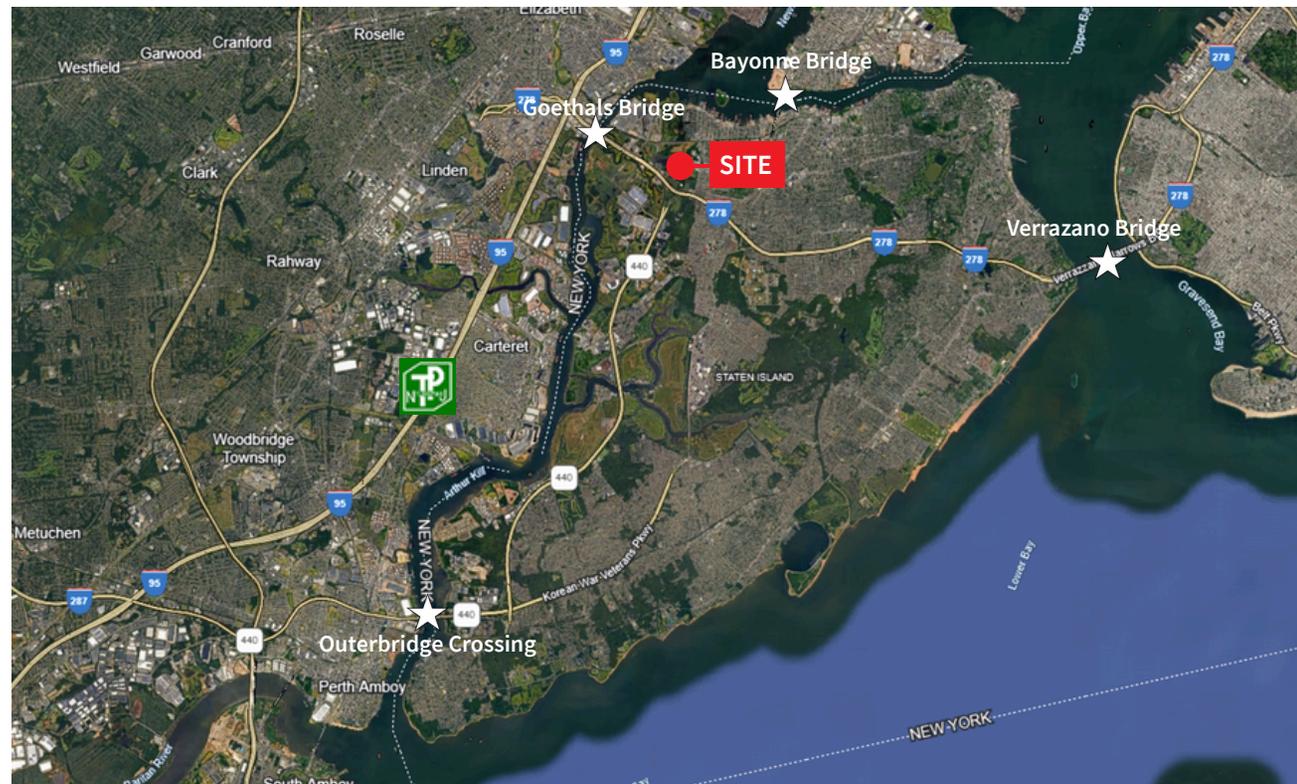
45.97 acres

- Access off of Forest Avenue or Cable Way
- Potential rail access



Property Highlights

- The site contains two large mounds yielding +/- 135,000 cubic yards of C&D.
- This C&D has an existing soil cap with vegetation. The soil cap would need to be removed and relocated to a landfill certified to accept C&D waste. The soil cap would then be used as fill and the site would be leveled per the planned future development.
- Consisting of +/- 46 acres, the actual developable area may be limited by wetlands to the south or east. It is unknown if wetlands and/or buffer areas exist in the southern reaches of the property.
- The fenced area containing the C&D and access to South Avenue consist of +/- 26.85 acres. It is assumed that at a minimum, this area is available for development following the successful removal of the waste currently stored on the property.
- Remediation standards for future residential or commercial developments are often uneconomical and difficult to establish regulatory approval. Therefore, industrial end uses are generally targeted for brownfield sites of this type.
- Estimated developable area of 26.85 acres.



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