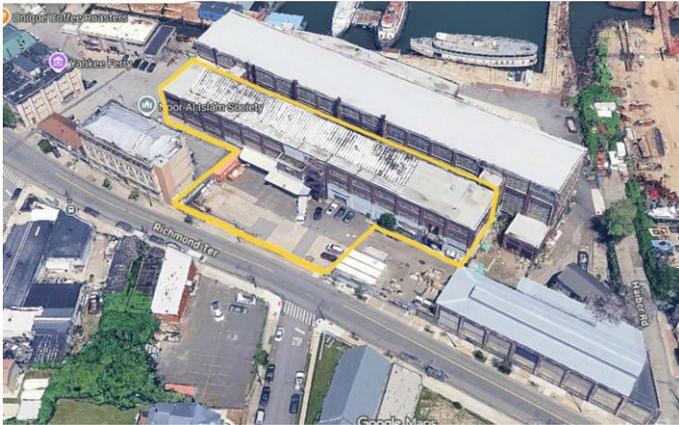


For Sale
Staten Island – North Shore
61,000 SF 3-Story Industrial Flex Building w/ 20,000 SF Parking
Great Opportunity for Investor and User



3035 Richmond Terrace, Staten Island NY 10303
Block 1208 Lot 4

Features:

- 3 Story 61,000 SF Building
- Zoning M3-1
- 22,000 SF Ground Floor w/ 18' Ceilings
- 19,500 SF on 2nd Floor w/ 16' Ceilings
- 19,500 SF on 3rd Floor w/ 13' Ceilings
- 20,000 SF Parking / Yard
- Exterior Loading Platform
- Drive-In Doors
- Concrete Floors on 1st & 2nd Floors / Wood on 3rd Floor
- Fully Sprinklered (Dry System)
- Heavy Power
- 2 Elevators (3000 LB Capacity each)
- 3 Staircases
- Fenced
- Multiple Curb Cuts
- 200' Frontage on Richmond Terrace
- Buses At the Door
- Great Visibility on Richmond Terrace
- Commercial & Residential Area
- Located In Opportunity Zone
- Industrial Business Zone (IBZ)
- Near All Major Roadways, RT 440 & 287 (SI Expressway)
- Easy Access to Ports, Container Terminals, NYC Boroughs
- RE Taxes: \$96,000 Annually
- Presently Furniture Warehouse
- Delivered Vacant



Ideal For
Warehouse - Distribution - Assembly
E Commerce - Pick n Pack - Fabrication
Offices - Labs - Educational
Community Programs - Social Services – Religious

For More Info, Price and Inspection
Contact Exclusive Broker Gary Mayzlin
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