

COMMERCIAL LAND FOR SALE OR LEASE

- Lot Size: Approx. 140' x 424'
- Proposed Warehouse: 86' x 424' with a possible mezzanine
- Total Square Footage: 60,247 SF
- BSA Approvals in place

235 INDUSTRIAL LOOP
STATEN ISLAND, NY 10309

Contact
Jack Gussenfitter
718-808-6146

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- **Sale Price: \$4,950,000/SF**
- **Lease Rate: \$5.00/SF (long-term lease, negotiable)**

For sale: 60,000 square feet of prime industrial land located on Staten Island, just minutes from the Outerbridge Crossing, NY-440, I-278, and the New Jersey Turnpike. This cleared, level lot offers exceptional accessibility and development potential in a high-demand industrial zone. BSA approvals are already in place, and the proposed warehouse footprint spans 86 feet by 424 feet, with the option to add a mezzanine. The property is fully fenced and secure, featuring double 40-foot rolling gates and two additional gated access points. Suitable for a variety of uses including warehouse or distribution facilities, retail or shopping center development, industrial outdoor storage, truck and vehicle parking, container storage, or construction equipment and materials staging. This is a rare opportunity to acquire a shovel-ready industrial site in a strategic logistics corridor. Contact us today to learn more or schedule a site tour.



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PROPOSED USAGE



Retail

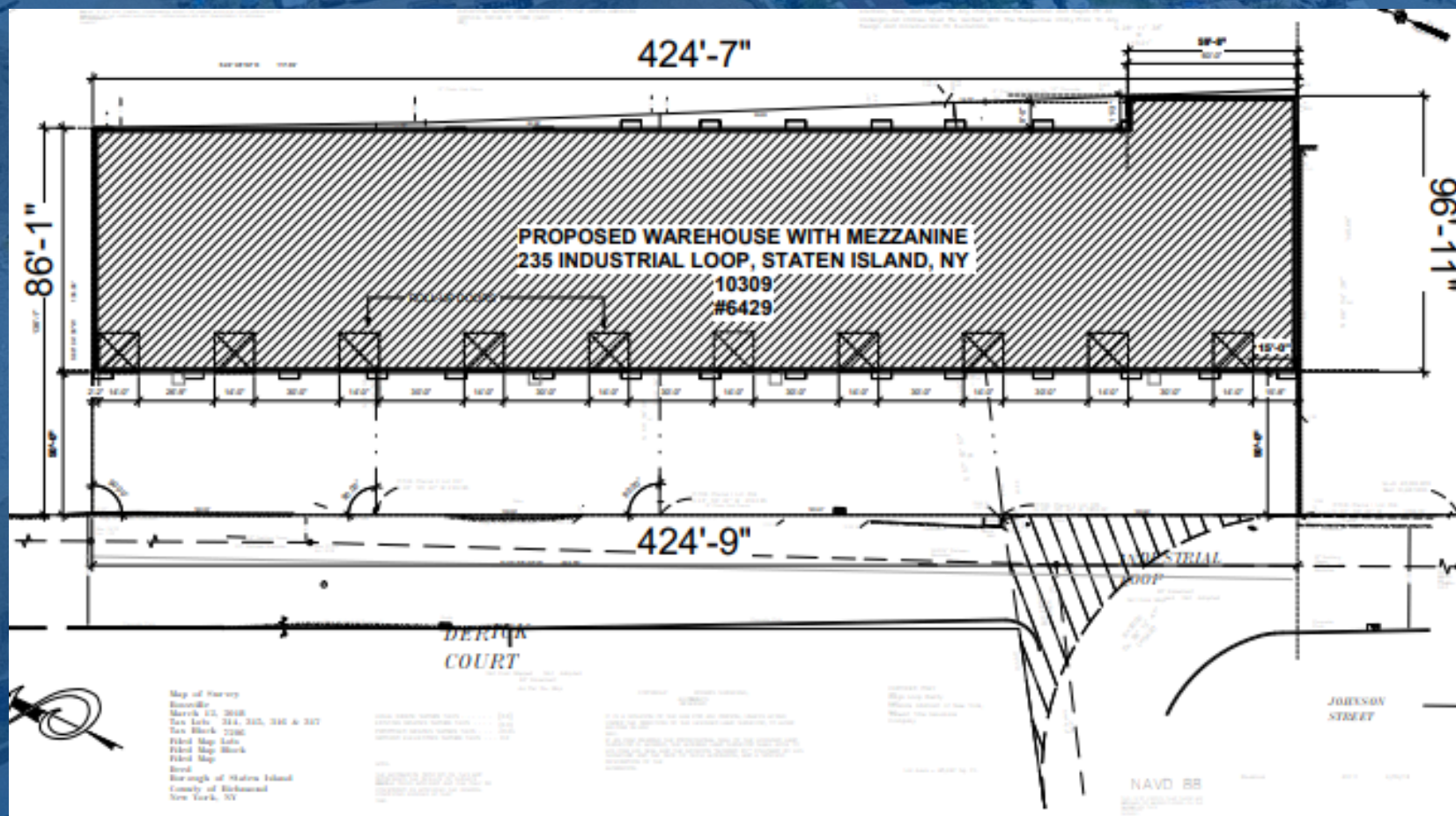


**Equipment/Material
Storage**



Warehouse

PROPOSED
WAREHOUSE: 86' X
424' WITH A
POSSIBLE MEZZANIN





TRUCK PARKING CLUB

CARDINAL SUPPLY

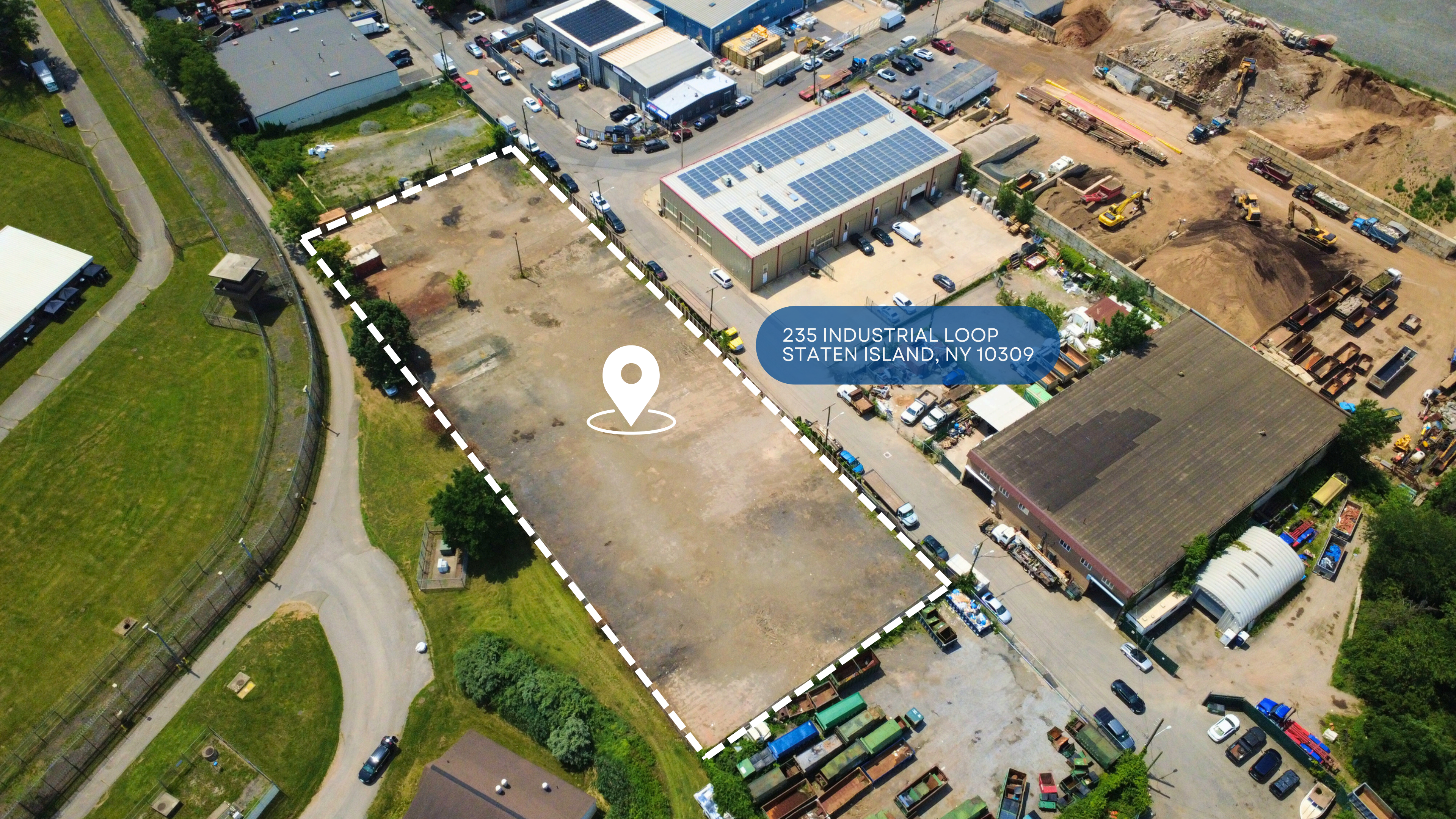
NY ASPHALT

JOHNSTONE SUPPLY

SOUTH SHORE MATERIAL

ECONOMY CONTAINER

BROADWAY STAGES



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