

EXCLUSIVE OFFERING
MEMORANDUM

BRAND-NEW SMALL-BAY
WAREHOUSE SPACE

209 SOUTH AVE,
STATEN ISLAND, NY 10303



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FOR LEASE



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THE OFFERING

PROPERTY ADDRESS	209 South Ave., Staten Island
LOCATION	South Avenue in Mariners Harbor, Staten Island
LEASE PRICE	Warehouses range from \$2,950 and up
BUILDING SIZE	Total of 7,872 SF 4 units - 1,248 SF 1 unit - 2,880 SF
BLOCK & LOT	1234/56
ZONING	M2-1



PROPERTY OVERVIEW

Presented for lease are five newly constructed small-bay industrial warehouse units at 209 South Avenue, located along Staten Island's key industrial corridor. Offering flexible unit sizes ranging from approximately 1,248 to 2,880 square feet, the property provides a rare opportunity for trade users, service businesses, storage operators, e-commerce companies, and light distribution tenants to establish a functional and accessible base of operations.

Each unit features a private drive-in overhead door, high ceilings, open warehouse layout, concrete floors, and bright industrial lighting, creating a clean and efficient environment for daily business operations. A wide paved drive aisle provides convenient access for loading, deliveries, vehicle movement, and equipment handling, making the property especially well-suited for electricians, plumbers, HVAC contractors, contractors, logistics users, and other hands-on operators.

Positioned on South Avenue, the property benefits from immediate proximity to Staten Island's major commercial and industrial routes, with convenient access to the Staten Island Expressway, Route 440, the West Shore Expressway, Goethals Bridge, Bayonne Bridge, Outerbridge Crossing, and the Verrazzano-Narrows Bridge. This central location allows tenants to efficiently serve Staten Island, Brooklyn, New Jersey, and the greater New York City metro area.

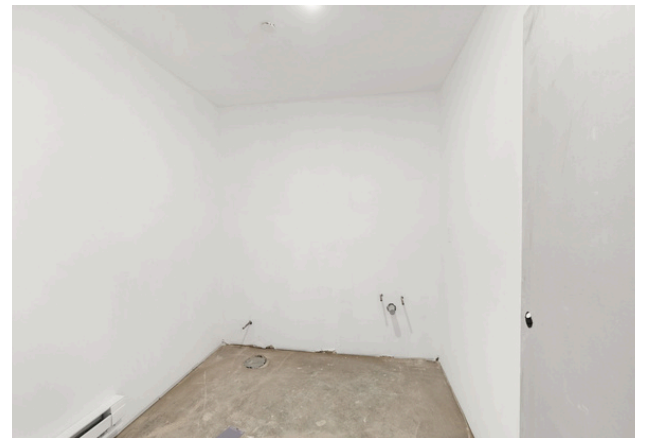
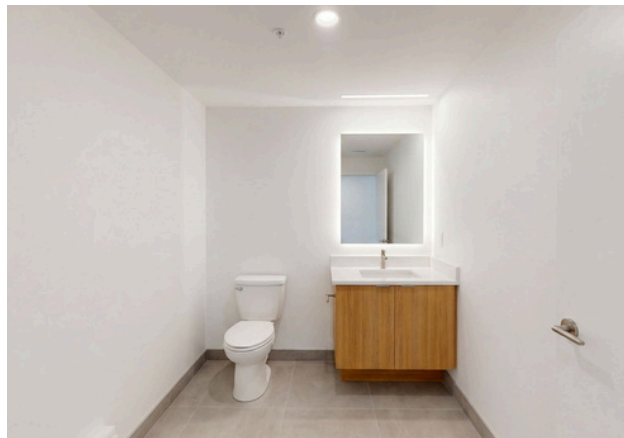
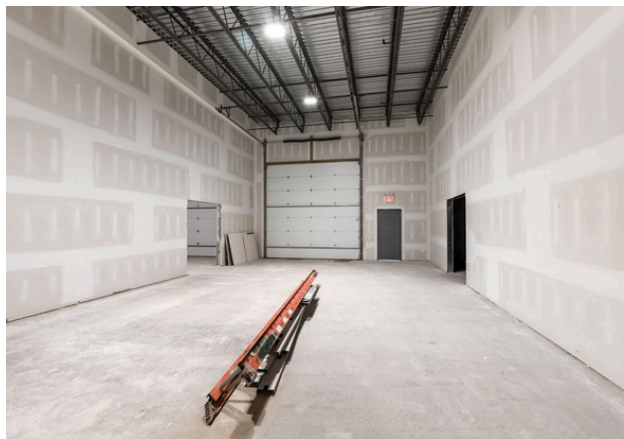
For the right operator, 209 South Avenue represents a rare opportunity to lease brand-new, highly functional industrial space with the infrastructure, accessibility, and flexibility needed to support a growing business.



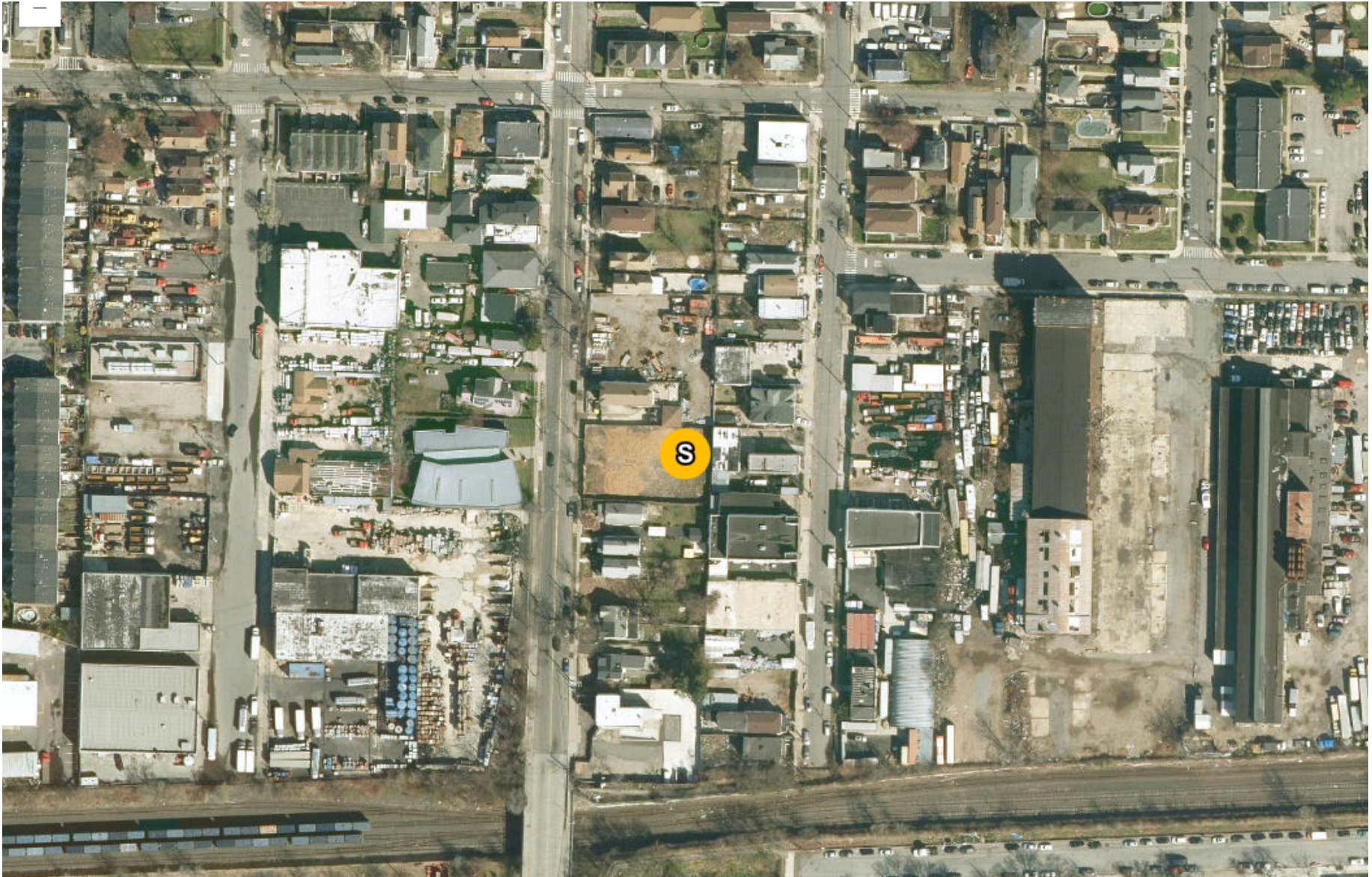
NEIGHBORHOOD MOMENTUM

Mariners Harbor has emerged as one of Staten Island's most active industrial submarkets, driven by a structural shortage of modern, functional warehouse space across the borough. Mariners Harbor currently accounts for the largest concentration of available industrial listings on Staten Island, reflecting both the depth of occupier demand and the corridor's established position as the borough's primary hub for trade, logistics, and service-based businesses. Staten Island industrial lease rates range from \$10 to \$16 per square foot NNN, offering a meaningful discount to outer borough submarkets such as North Brooklyn and Central Queens, which command \$18 to \$28 per square foot, positioning well-located product here to attract cost-conscious operators priced out of tighter NYC markets. Against a backdrop of sharply declining industrial construction starts nationally, which reached a 10-year low in late 2024 and early 2025, the delivery of brand-new small-bay space at 209 South Avenue represents a rare addition to a supply-constrained market, supporting strong lease-up velocity and durable occupancy for investors.

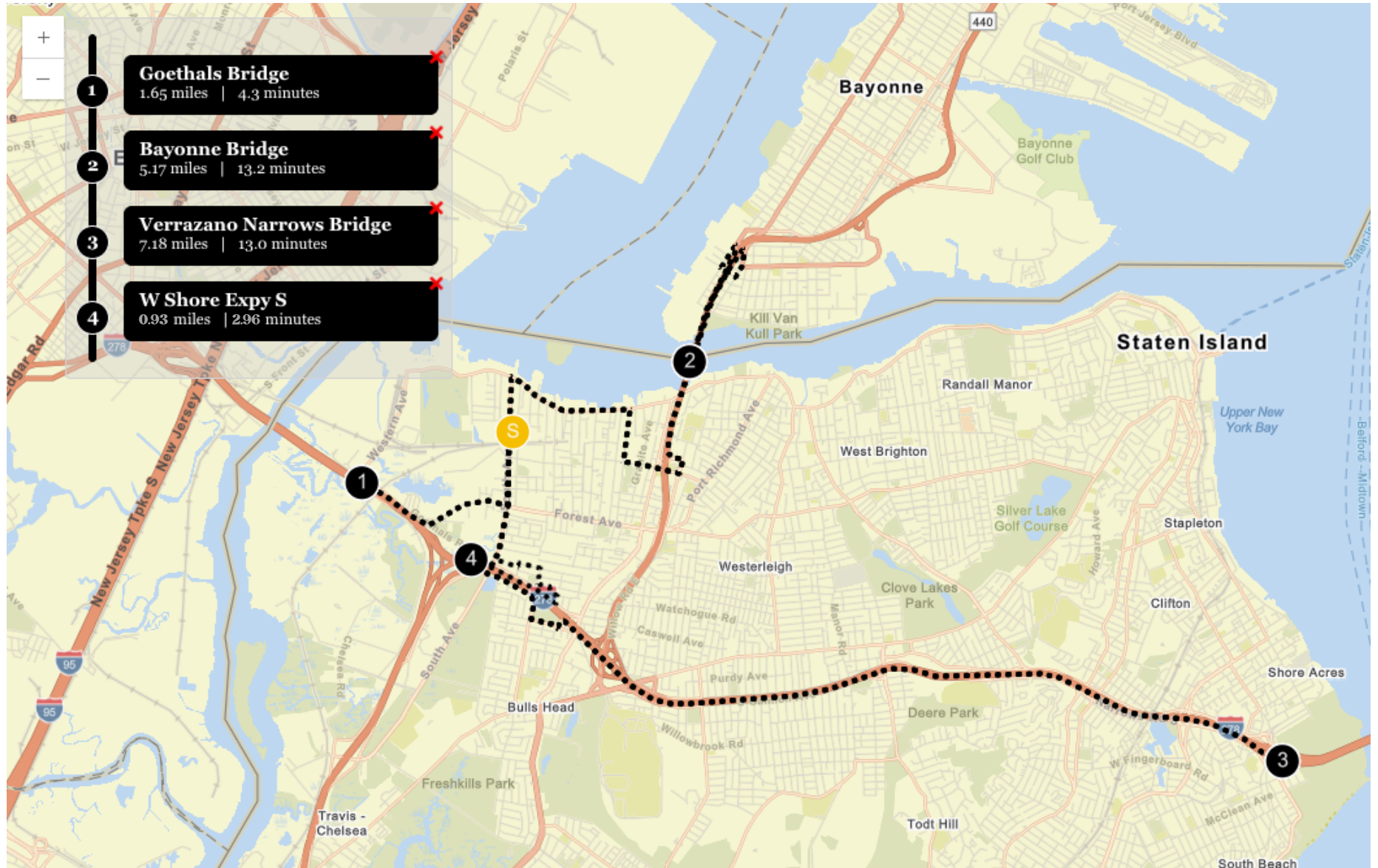




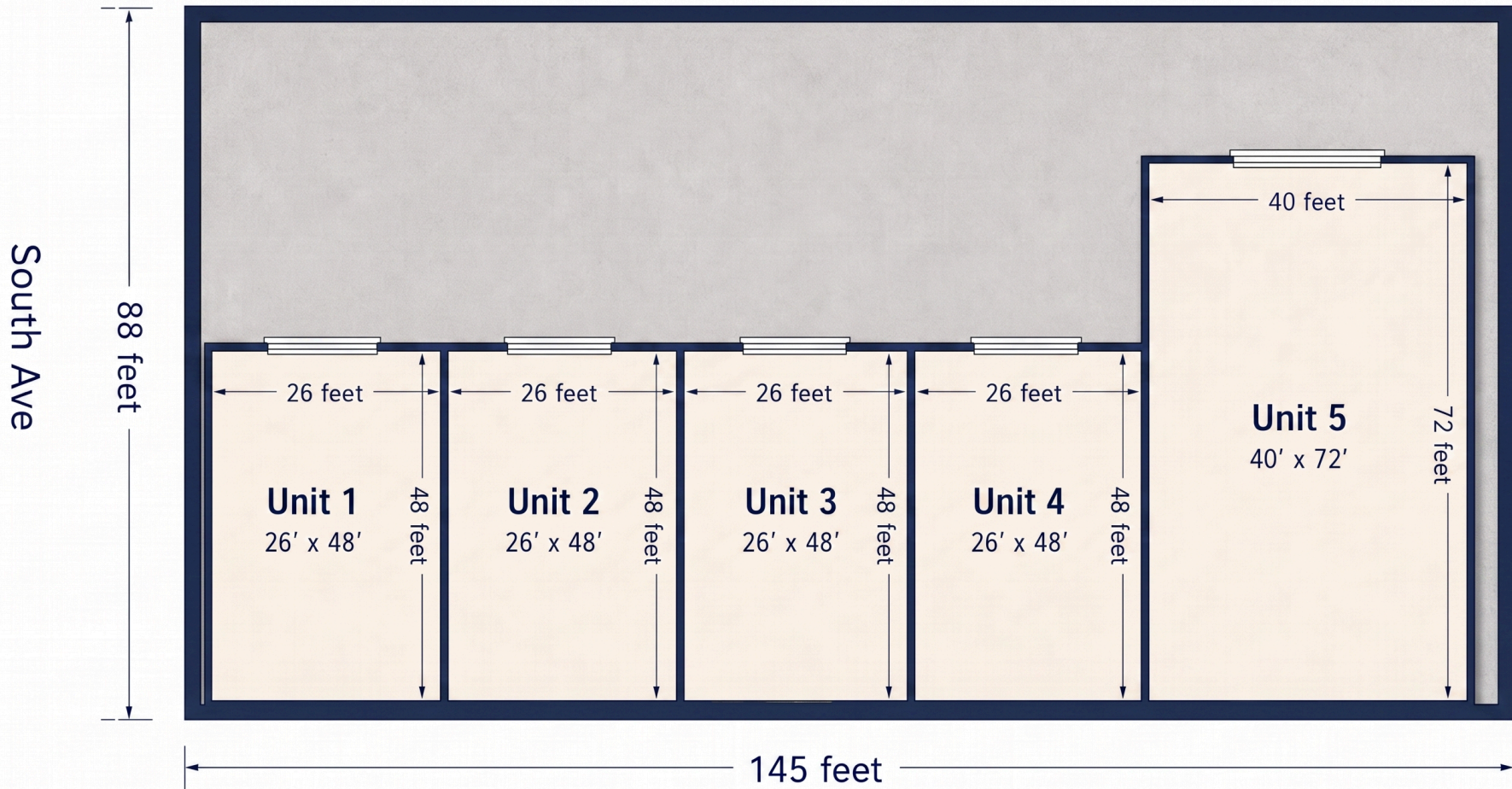
LOCATION SUMMARY



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SITE PLAN



Conceptual Site Plan

Disclaimer: This conceptual site plan is for illustrative purposes only. All dimensions and measurements are approximate, should be independently verified, are not guaranteed, and no liability is assumed for any inaccuracies.



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