

For Lease

📍 4400 Arthur Kill Road, Staten Island, NY

📏 16.55 AC IOS



Get in Touch

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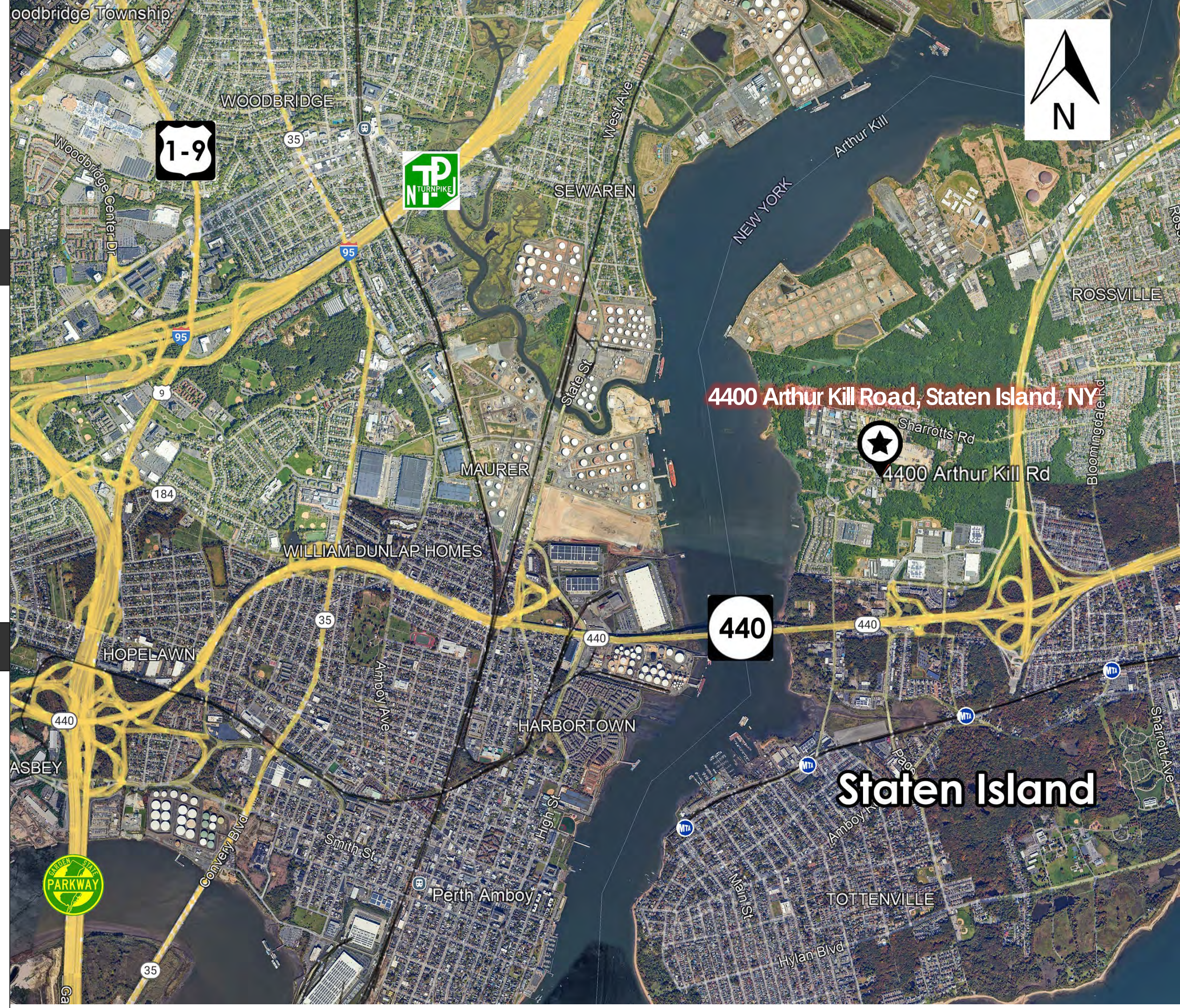
Property Highlights

Property Features

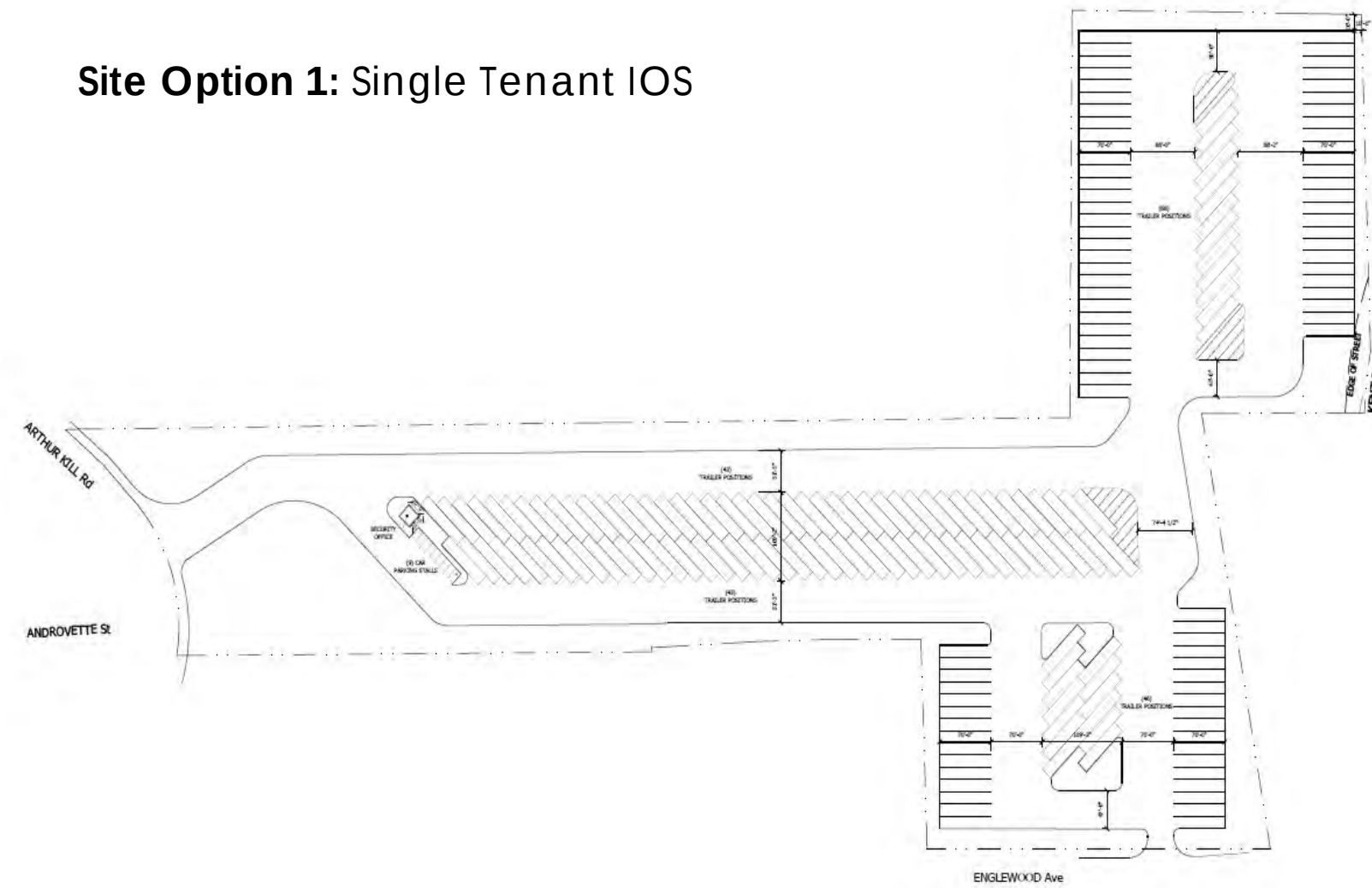
-  **16.55 Acre Site**
-  **25-Year Renewable ICAP Tax Abatement**
-  **Approval Processes Underway**
-  **Ample Outside Storage and Parking**
-  **Warehousing, Manufacturing, Storage + Uses Permitted**

Location Highlights

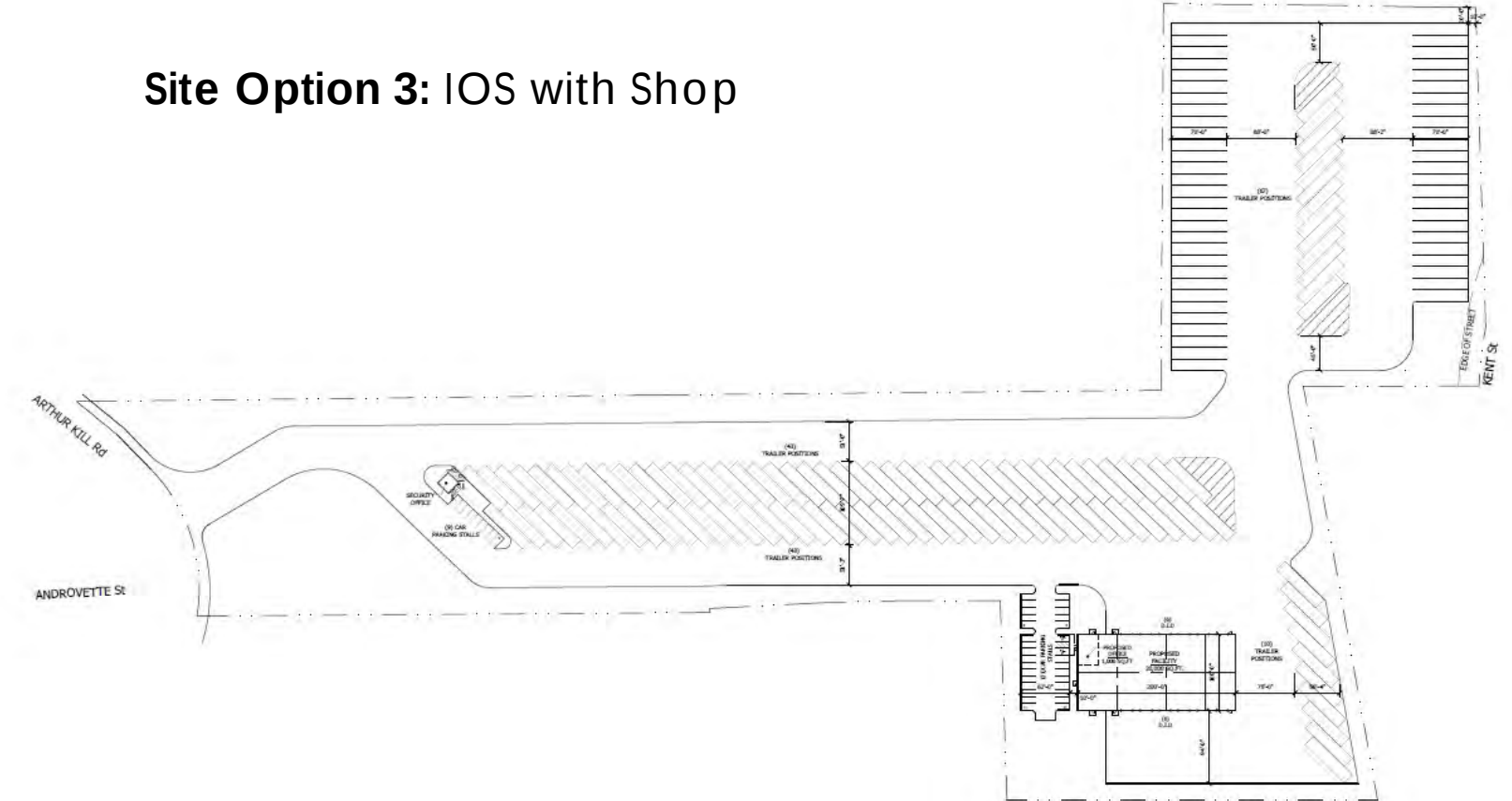
- **Manufacturing Zoning (M1-1, SRD)**
- **1.0 Miles to Route 440, West Shore Expressway**
- **Connections to I-278, I-95 & Route 1-9**
- **5 Miles to Outerbridge Crossing**
- **17 Miles to Port Bayonne**
- **20 Miles to Port Elizabeth/Newark**



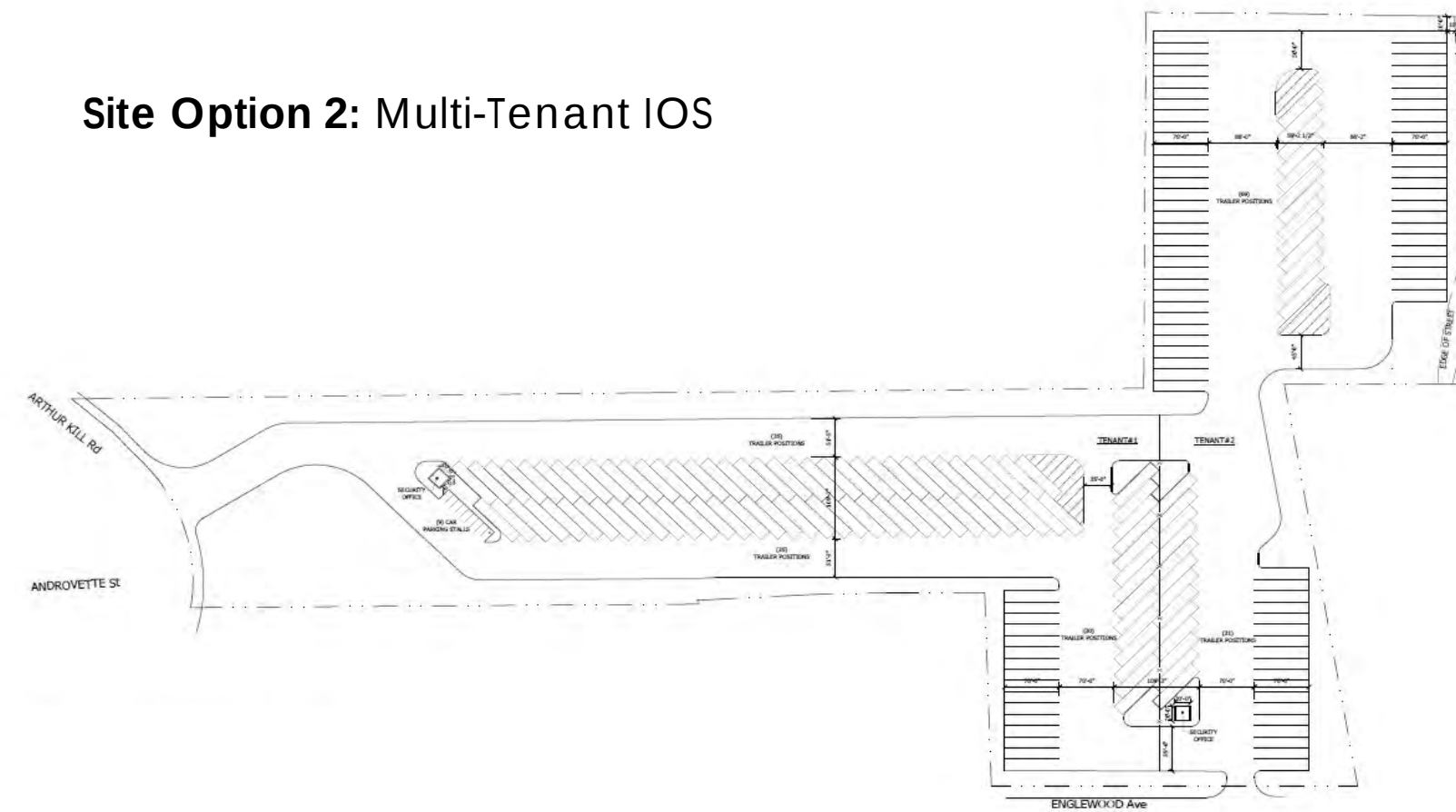
Site Option 1: Single Tenant IOS



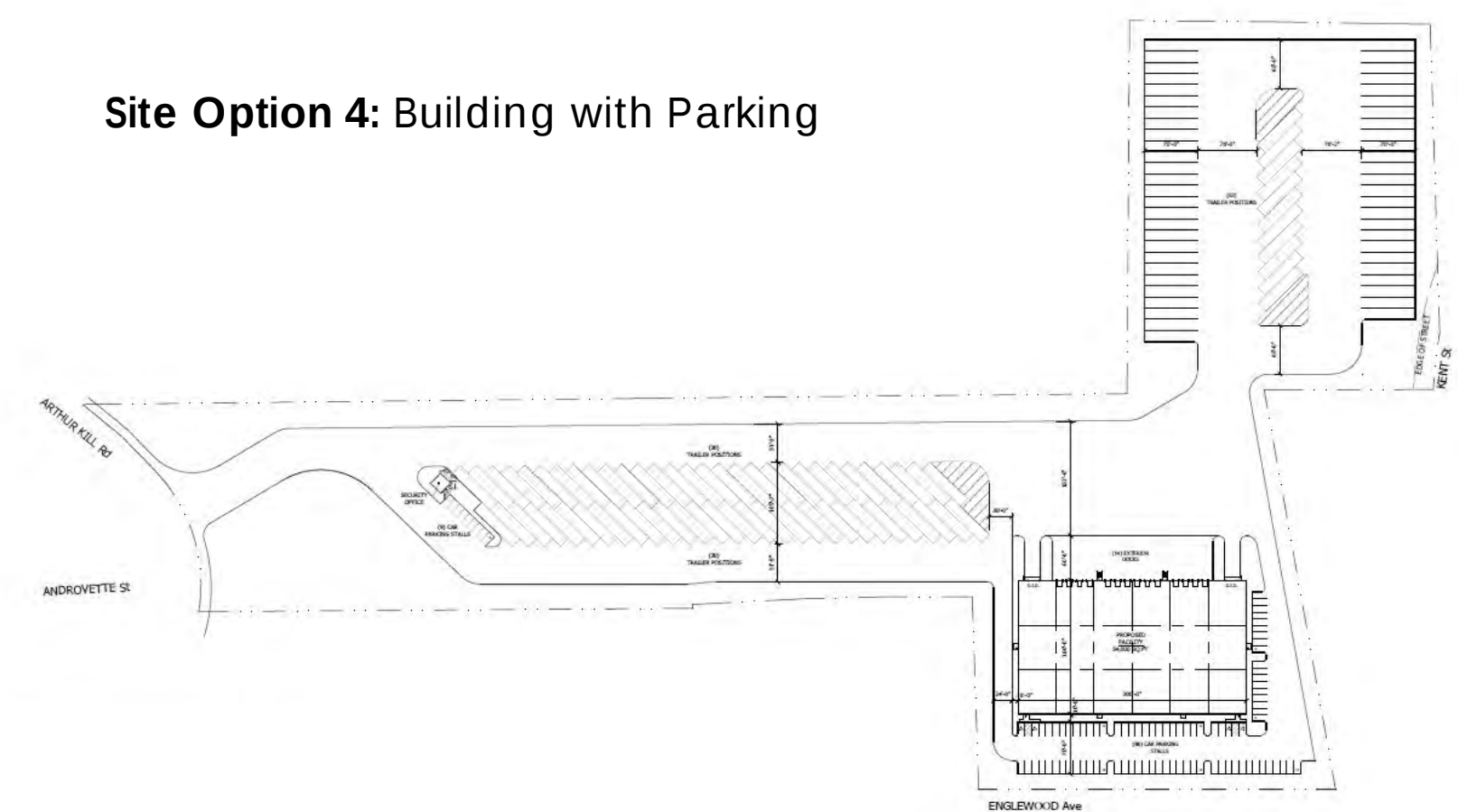
Site Option 3: IOS with Shop



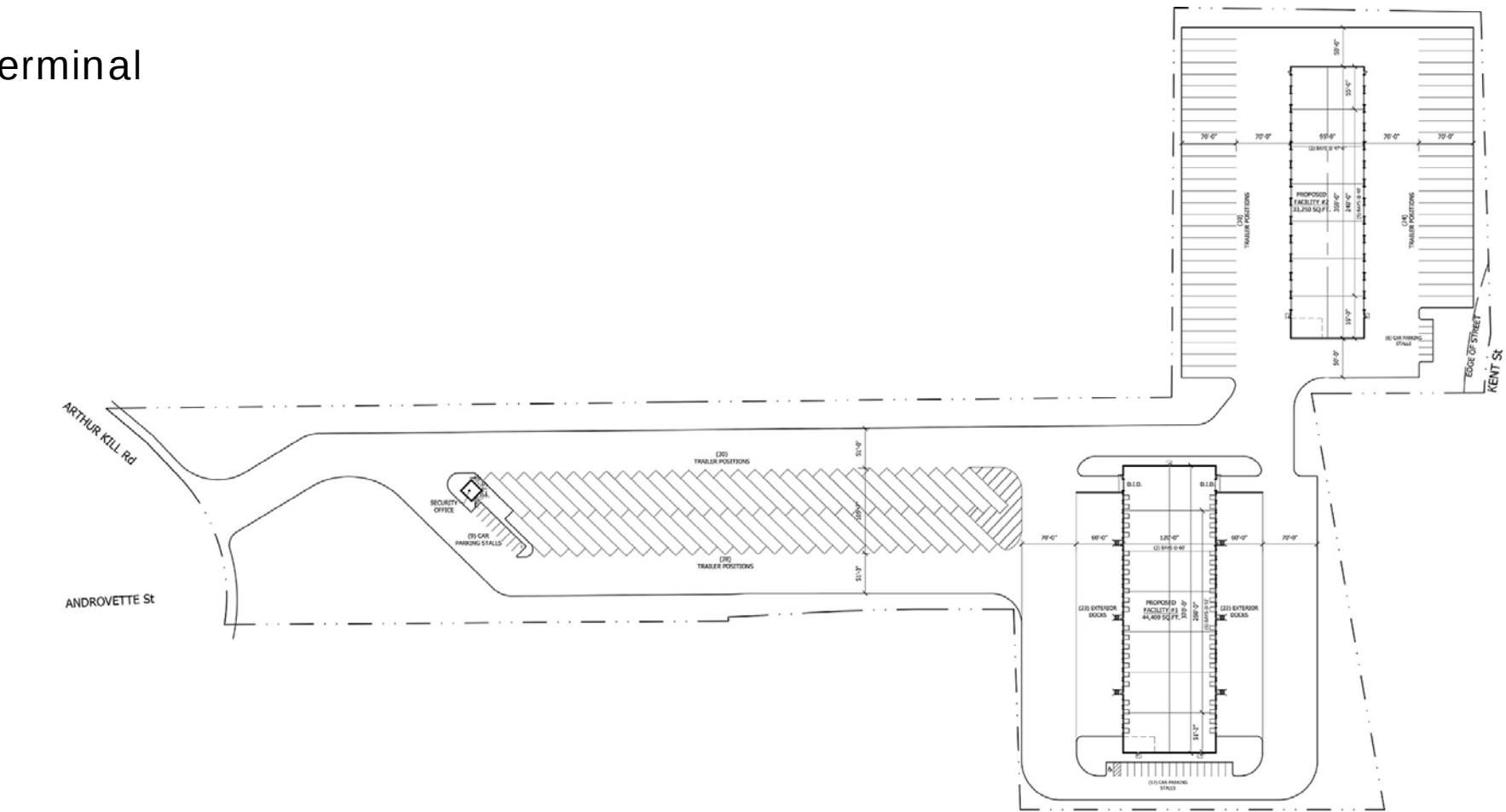
Site Option 2: Multi-Tenant IOS



Site Option 4: Building with Parking



Site Option 5: Truck Terminal

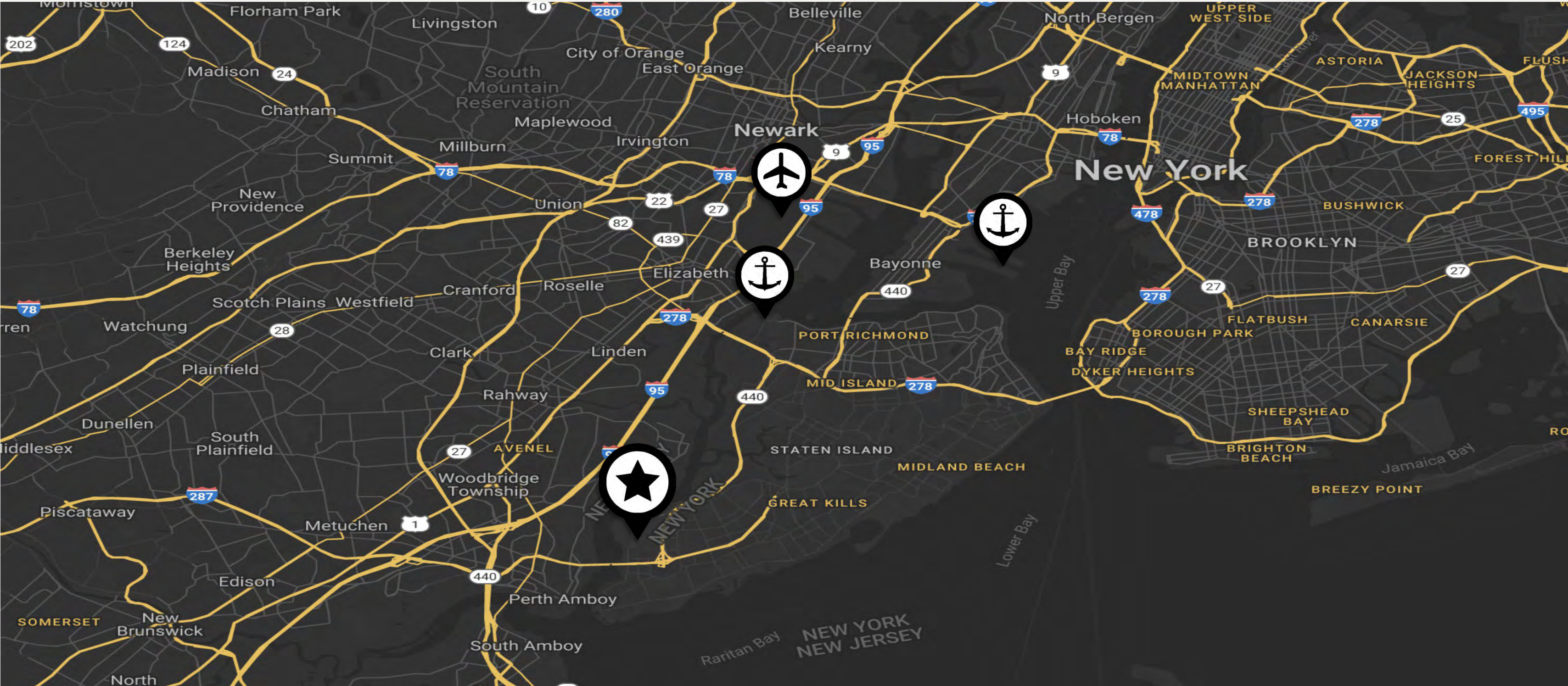


Aerial Option 5: Truck Terminal



Location Map

 4400 Arthur Kill Road, Staten Island, NY

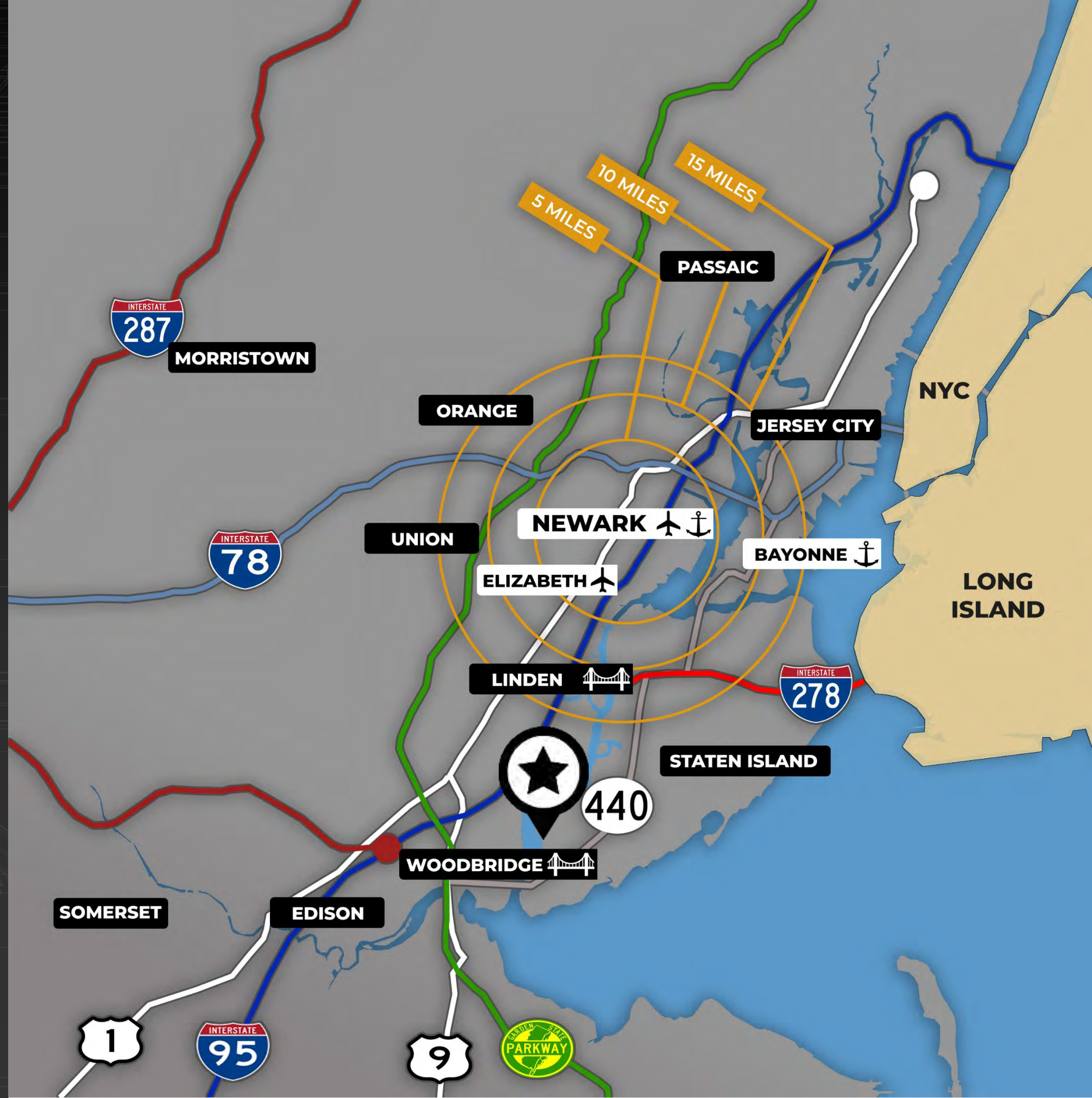


LOCATION IN MAP

Proximity Highlights

- 1.0 Miles to **Route 440**
- 5.0 Miles to **Outerbridge Crossing**
- Connections to **I-278, I-95, Route 1-9**
- 17 Miles to **Port Bayonne**
- 20 Miles to **Port Elizabeth / Newark**
- 23 Miles to **Newark Liberty Airport**





★ 4400 Arthur Kill Road, Staten Island, NY

Staten Island is in a prime port-adjacent location with access to:

- Port Newark/Elizabeth & Bayonne
- The Outerbridge Crossing & Goethals Bridge
- Newark Liberty Airport

With road access to:

- Route 440, West Shore Expressway
- I-278
- I-95, I-78 & Route 1-9



For more information please contact
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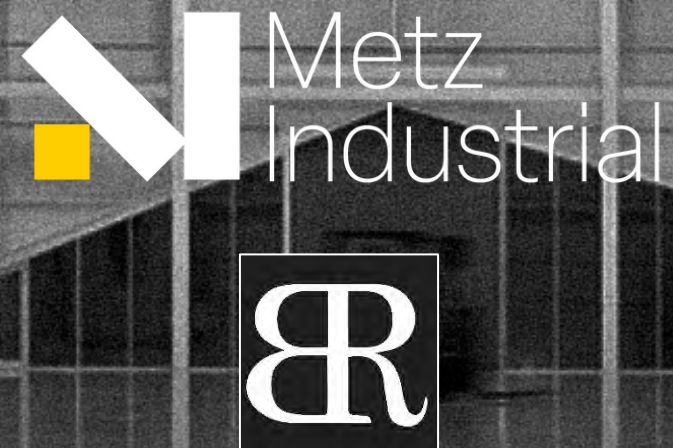
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