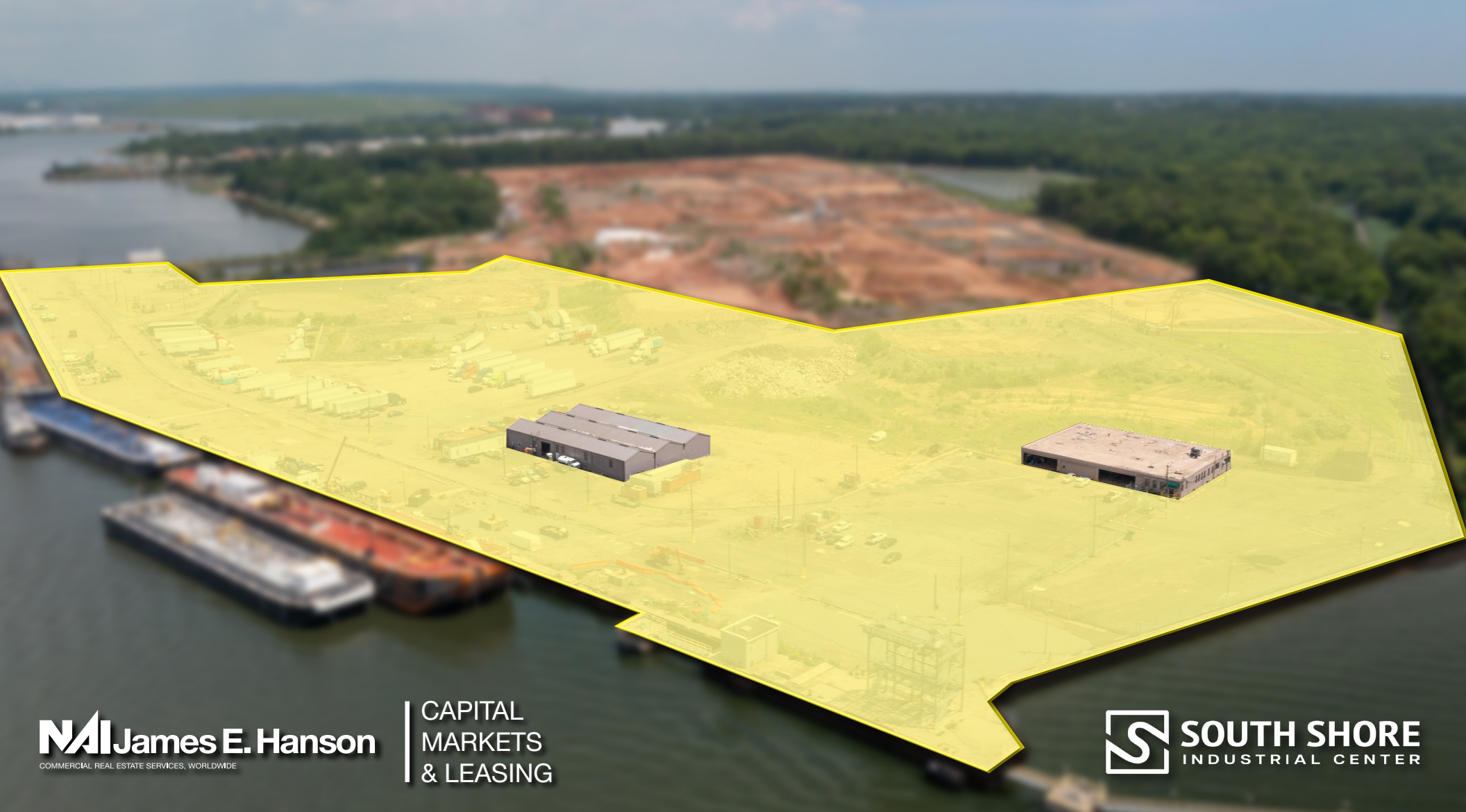


IOS | FOR LEASE

28.5 Acres with 2.7 Acres of Bulkhead

4101 ARTHUR KILL ROAD
STATEN ISLAND, NY



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FUTURE DEVELOPMENT

4101 ARTHUR KILL ROAD
STATEN ISLAND, NY

ZONING:

Zoning M3-1 (Heavy Manufacturing Districts)

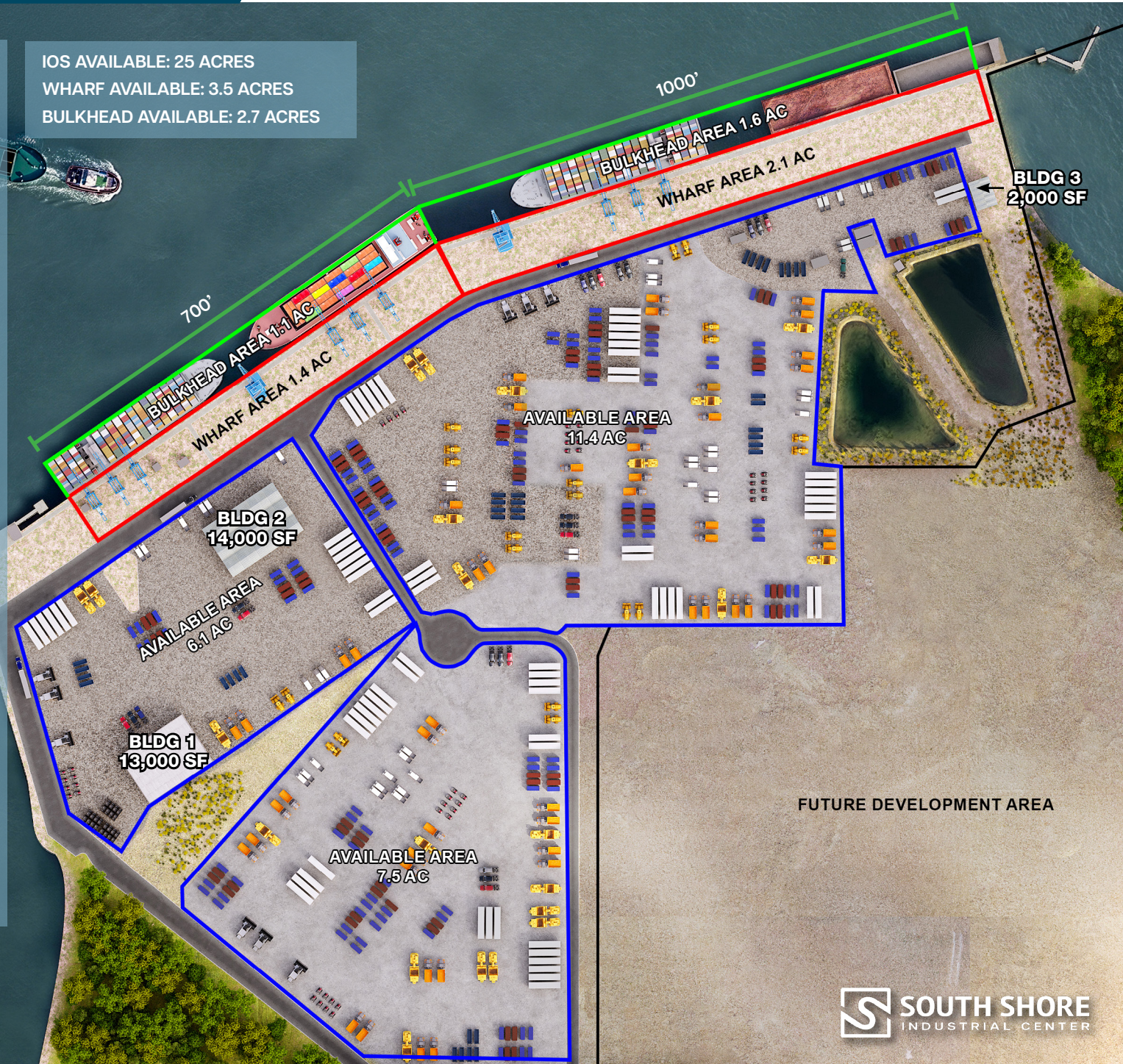
Some of the permitted uses for the M3-1 zone include:

- Electric, gas, sewer and water infrastructure
- Freight terminals, yards or appurtenances, or facilities or services
- Renewable energy and green infrastructure
- Retail and trade establishments
- General Storage including building materials or contractors' yard, trucking terminals or motor freight stations, warehouses, wholesale establishments
- Container storage, with the ability to stack five high
- Specialized storage
- Vehicle storage
- Production and manufacturing

**Please refer to the NYC Planning Zoning Resolution website for full details on permitted and conditional uses.*



IOS AVAILABLE: 25 ACRES
WHARF AVAILABLE: 3.5 ACRES
BULKHEAD AVAILABLE: 2.7 ACRES



PROPERTY PHOTOS

4101 ARTHUR KILL ROAD
STATEN ISLAND, NY



DRIVE ROUTE MAP

4101 ARTHUR KILL ROAD

STATEN ISLAND, NY



HIGHWAY MAP

4101 ARTHUR KILL ROAD STATEN ISLAND, NY

