



OFFERING MEMORANDUM · INDUSTRIAL DEVELOPMENT SITE



660-680 GULF AVENUE STATEN ISLAND, NEW YORK

M3-1 Industrial Land · ±31,500 SF · Bloomfield

\$4,500,000
ASKING PRICE

±31,500 SF
LAND AREA

206' × 153'
DIMENSIONS

M3-1
ZONING

A rare industrial development opportunity in Staten Island's premier logistics corridor.

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by ONE NYC RE (“Broker”) for use by a limited number of qualified parties and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. The information contained herein has been obtained from sources believed to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters. Broker makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided.

All dimensions, square footages, zoning designations, and development scenarios shown herein are approximate (“±”) and subject to survey, title, environmental review, and municipal approvals. Any development concepts or permitted-use descriptions are illustrative only and do not constitute a representation that any particular development can be built or approved. Prospective purchasers are responsible for conducting their own independent due diligence and should consult their own legal, tax, environmental, engineering, and zoning advisors.

This document is confidential and is delivered on the condition that it be held in strict confidence and not disclosed, copied, or distributed, in whole or in part, without the prior written consent of Broker and Ownership. By accepting this Offering Memorandum, the recipient agrees to these terms.

The Offering

ONE NYC RE, as exclusive advisor, is pleased to present the opportunity to acquire 660–680 Gulf Avenue — an approximately 31,500-square-foot (206' × 153') industrial development site in the Bloomfield section of Staten Island, offered at \$4,500,000.

Zoned M3-1, the site sits in the heart of Staten Island's most active industrial and logistics corridor, directly adjacent to the Matrix Global Logistics Park — a 3.3-million-square-foot, Class A distribution complex anchored by Amazon and IKEA. With M3-1 heavy-manufacturing zoning, frontage on Gulf Avenue, and immediate access to Route 440 and the Goethals Bridge, the property offers a buyer a clean, well-located parcel for a wide range of industrial, logistics, and heavy-commercial uses.

The combination of scarce industrial-zoned land within New York City, a location surrounded by institutional logistics tenants, and flexible M3-1 zoning makes this an attractive acquisition for owner-users, developers, and investors seeking to establish a foothold in one of the most supply-constrained industrial markets in the country.

INVESTMENT HIGHLIGHTS

- ±31,500 SF (206' × 153') of M3-1 industrial-zoned land — offered at \$4,500,000.
- Directly adjacent to Matrix Global Logistics Park (Amazon & IKEA), a 3.3M SF Class A complex.
- M3-1 zoning permits the broadest range of industrial and heavy-commercial uses in NYC.
- Frontage on Gulf Avenue with immediate access to Route 440 and the Goethals Bridge to NJ.
- Scarce, in-demand industrial land inside New York City — a five-borough rarity.
- Ideal for owner-users, last-mile logistics, fleet/storage, contractor yards, or redevelopment.

Property Overview

Address	660–680 Gulf Avenue, Staten Island, NY 10314
Neighborhood	Bloomfield / West Shore industrial corridor
Borough / County	Staten Island (Richmond County), NYC
Land Area	±31,500 SF (±0.72 acres)
Dimensions	206' × 153' (approx., subject to survey)
Zoning	M3-1 (heavy manufacturing)
Frontage	Gulf Avenue
Highway Access	Route 440 / West Shore Expressway; Goethals Bridge to NJ
Adjacent To	Matrix Global Logistics Park (Amazon, IKEA)
Asking Price	\$4,500,000

All areas, dimensions, and zoning are approximate and subject to survey and independent verification.



Property locator — 660–680 Gulf Avenue pinned within the Bloomfield industrial corridor. Boundaries and dimensions approximate.

Zoning & Development Opportunity

The property is zoned M3-1, New York City’s heavy-manufacturing district. M3 districts are designated for industrial uses that may generate noise, traffic, or environmental impacts and are typically located near the waterfront and major transportation routes — precisely the profile of this Gulf Avenue corridor. M3-1 permits the widest spectrum of as-of-right industrial uses of any NYC manufacturing district, giving a buyer exceptional flexibility.

Representative M3-1 Uses

- Warehousing, distribution, and last-mile logistics facilities.
- Manufacturing, fabrication, and processing operations.
- Truck terminals, fleet parking, and vehicle storage.
- Contractor yards, building-material storage, and equipment yards.
- Self-storage, outdoor storage, and related heavy-commercial uses.
- Automotive service, repair, and related uses.

Why This Site

The defining advantage of 660–680 Gulf Avenue is its location. The parcel is embedded within an institutional logistics cluster: it borders the Matrix Global Logistics Park, home to Amazon and IKEA distribution operations, and sits along the same corridor that has drawn the largest industrial occupiers in New York City. For an owner-user or developer, that means strong locational demand, established truck infrastructure, and a proven labor draw — on a parcel small enough to be acquired and controlled by a single buyer.

Location & Logistics

Staten Island’s West Shore is the logistics heart of New York City, and the Gulf Avenue corridor is its center of gravity. The site offers occupiers the rare combination of in-city, last-mile reach and regional distribution connectivity — within minutes of New Jersey via the Goethals Bridge and Route 440.

Strategic Position

- New York City — last-mile access to more than 8 million residents across the five boroughs.
- New Jersey — immediate connectivity via the Goethals Bridge and Route 440 to the Port of NY & NJ and the New Jersey Turnpike.
- Regional — the West Shore corridor reaches roughly one-third of the U.S. population within a day’s drive.

Access & Surroundings

- Frontage on Gulf Avenue, the spine of the Bloomfield industrial district.
- Immediate access to Route 440 / West Shore Expressway, connecting to the Staten Island Expressway (I-278).
- Adjacent to Matrix Global Logistics Park — ±3.3M SF of Class A distribution space (Amazon, IKEA).
- Near the New York Container Terminal and within a half-hour of the New Jersey ports.



Locator — the site sits directly on Gulf Avenue, adjacent to Matrix Global Logistics Park and minutes from Route 440.

Site Aerial

ONE NYC RE
INDUSTRIAL DEVELOPMENT OPPORTUNITY

660-680 GULF AVENUE
STATEN ISLAND, NEW YORK
M3-1 INDUSTRIAL DEVELOPMENT SITE

MATRIX GLOBAL LOGISTICS PARK
3.3M SF CLASS A DISTRIBUTION
AMAZON & IKEA ANCHORED

660-680 GULF AVENUE
±31,500 SF · 206' x 153' · M3-1

- DIRECT ACCESS TO ROUTE 440 & GOETHALS BRIDGE TO NJ
- SCARCE INDUSTRIAL LAND WITHIN NYC

M3-1 ZONING
WIDE RANGE OF USES

±31,500 SF
206' x 153' DIMENSIONS

FRONTAGE ON GULF AVENUE

IMMEDIATE ACCESS TO ROUTE 440

STRATEGIC LOCATION IN STATEN ISLAND'S PREMIER INDUSTRIAL CORRIDOR

660-680 Gulf Avenue — the subject site, fronting Gulf Avenue and Route 440, adjacent to the Amazon- and IKEA-anchored Matrix Global Logistics Park. Boundaries approximate.

Pricing & Investment Summary

Asking Price	\$4,500,000
Land Area	±31,500 SF (±0.72 acres)
Price per SF (Land)	±\$143 / SF
Zoning	M3-1 (heavy manufacturing)
Sale Type	Land / development site
Ideal Buyer	Owner-user, developer, or industrial investor

Price per SF is approximate, based on ±31,500 SF of land. Buyers should perform independent verification.

Offered at \$4,500,000.

Qualified parties are invited to contact ONE NYC RE to request the due diligence package or schedule a site visit.



EXCLUSIVE ADVISOR

For further information, to request the confidential due diligence package, or to schedule a site tour, please contact:

Mendel Jacobson

Director of Sales

929-417-6864

mjacobson@one-nyc-re.com

245 48th St, Brooklyn, NY 11220

onenyc-re.com

This Offering Memorandum is confidential and intended solely for qualified parties.

© ONE NYC RE. All rights reserved.