



OFFERING MEMORANDUM · GROUND LEASE OPPORTUNITY



# STATEN ISLAND INDUSTRIAL CENTER

2725 Arthur Kill Road · Staten Island, New York

**±1.0M SF**

BUILDABLE INDUSTRIAL

**±69 AC**

WATERFRONT SITE

**4**

CLASS A BUILDINGS

**Ground**

LEASE OFFERED

*Ownership is seeking a qualified ground lease partner.*

# Confidentiality & Disclaimer

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# The Offering

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ONE NYC RE, as exclusive advisor, is pleased to present a rare ground lease opportunity at 2725 Arthur Kill Road — a ±69-acre (±3,000,000 SF) waterfront site on the western shore of Staten Island capable of supporting approximately 1,000,000 square feet of new Class A industrial and logistics product across four modern buildings.

Positioned within the dense, supply-constrained Port of New York and New Jersey logistics market, the site sits at a strategic crossroads between New York City, New Jersey, and the broader Pennsylvania industrial corridor — one of the most sought-after last-mile and regional distribution catchments in the United States. Few remaining sites of this scale exist within the five boroughs, making this a generational opportunity for a best-in-class developer or industrial operator.

Ownership is seeking a qualified ground lease partner to develop, lease, and operate the project. This structure allows a developer to control a marquee, large-format waterfront industrial site within New York City without the upfront land cost, while ownership retains the underlying fee.

## INVESTMENT HIGHLIGHTS

- ±1,000,000 SF of buildable, modern industrial across four Class A buildings.
- ±69-acre (±3,000,000 SF) waterfront site — scale that is virtually unavailable elsewhere in NYC.
- Strategically located between NYC, New Jersey, and Pennsylvania logistics corridors.
- Direct frontage on Arthur Kill Road with proximity to the West Shore Expressway (NY 440).
- Ground lease structure — develop a premier NYC industrial asset without the land basis.
- Deep waterfront access supporting potential maritime, barge, and heavy-industrial uses.

# Property Overview



Concept rendering — Staten Island Industrial Center, view toward the Arthur Kill waterfront.

<b>Address</b>	2725 Arthur Kill Road, Staten Island, NY
<b>Submarket</b>	Staten Island / Port of NY & NJ industrial corridor
<b>Total Site Area</b>	±3,000,000 SF (±69 acres)
<b>City Lot Area</b>	±1,450,000 SF (±33 acres)
<b>Optional Lot Area</b>	±750,000 SF (±17 acres)
<b>Total Buildable Area</b>	±1,000,000 SF across four buildings
<b>Frontage</b>	Arthur Kill Road; deep-water Arthur Kill shoreline
<b>Highway Access</b>	West Shore Expressway (NY 440); Outerbridge Crossing to NJ
<b>Proposed Use</b>	Class A warehouse / distribution / logistics
<b>Offering Structure</b>	Ground lease — qualified partner sought

All areas are approximate and subject to survey, environmental review, and entitlement.

# Site Plan & Development Concept



Concept rendering with property line, city lot area, optional lot area, and tidal wetland delineations.

The conceptual program organizes approximately 1,000,000 square feet across four cross-dock and rear-load buildings, arranged to maximize trailer storage, truck court depth, and circulation while preserving the delineated tidal wetland along the northern shoreline. The development concept identifies an optional additional lot area of ±750,000 SF that can expand the site and enable a full access drive.

# Proposed Building Schedule

The conceptual site plan contemplates four buildings totaling approximately 1,000,000 SF. Dimensions are illustrative and subject to final design, survey, and entitlement.

Building	Approx. Area	Dimensions	Config
Building 1	±236,000 SF	284' × 832'	Cross-dock
Building 2	±222,000 SF	284' × 780'	Cross-dock
Building 3	±399,000 SF	284' × 1,404'	Cross-dock
Building 4	±229,000 SF	210' × 1,092'	Rear-load
<b>Total</b>	<b>±1,086,000 SF gross concept</b>	<b>±1.0M SF target</b>	<b>4 bldgs</b>

Gross concept area reflects the sum of conceptual building footprints; the marketed buildable target is ±1,000,000 SF.



Concept rendering — signaled entrance and truck court at Staten Island Industrial Center.

# Location & Logistics

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Staten Island occupies a uniquely advantaged position within the Northeast logistics network, sitting directly between the consumer density of New York City and the warehouse-rich corridors of New Jersey and eastern Pennsylvania. The site offers occupiers the rare combination of in-city last-mile reach and regional distribution connectivity.

## Strategic Position Between Three Markets

- New York City — last-mile access to more than 8 million residents within the five boroughs.
- New Jersey — immediate connectivity via the Outerbridge Crossing and Goethals Bridge to the Port of NY & NJ, the busiest container port on the East Coast.
- Pennsylvania — linkage to the I-78 / I-81 / Lehigh Valley big-box distribution corridor for regional replenishment.

## Access & Infrastructure

- Direct frontage on Arthur Kill Road, a primary industrial arterial on Staten Island's western shore.
- Immediate proximity to the West Shore Expressway (NY Route 440), connecting to the Staten Island Expressway (I-278) and the regional interstate system.
- Deep-water frontage on the Arthur Kill, offering potential barge, maritime, and heavy-industrial capability.
- Surrounded by established industrial, port, and energy infrastructure uses.



*Concept rendering — the project in context, with NY 440 / West Shore Expressway in the foreground and the Arthur Kill beyond.*

# Site Aerial & Parcel



Aerial with subject parcel boundary — 2725 Arthur Kill Road, Staten Island, NY. Boundaries approximate and subject to survey.

# The Ground Lease Opportunity

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Ownership is seeking a qualified ground lease partner to entitle, develop, lease, and operate the Staten Island Industrial Center. The ground lease structure is designed to align a best-in-class industrial developer or operator with a premier, large-format waterfront site inside New York City — without the capital burden of acquiring the land outright.

## Why a Ground Lease

- Control ±1,000,000 SF of buildable NYC waterfront industrial without an upfront land purchase.
- Preserve capital for vertical development, infrastructure, and tenant improvements.
- Partner with ownership that is committed to a long-term, institutional-quality development.
- Enter one of the most supply-constrained industrial markets in the country at meaningful scale.

## The Ideal Partner

Ownership is prepared to engage with experienced industrial developers, logistics operators, REITs, and institutional capital partners with a demonstrated track record of delivering large-format Class A industrial product and navigating complex urban entitlement and environmental processes.

**Qualified partners are invited to contact ONE NYC RE to discuss terms.**

Ground lease terms, structure, and timing are available upon execution of a confidentiality agreement.



EXCLUSIVE ADVISOR

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

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