

OFFERING MEMORANDUM

STATE OF THE ART
WAREHOUSE FOR SALE

574 INDUSTRIAL LOOP
STATEN ISLAND, NY



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ASKING PRICE:
\$1,999,999

THE NIXON
TEAM
PREREAL.COM



THE OFFERING

PROPERTY ADDRESS	574 INDUSTRIAL LOOP
GFA	5,985 SF
LOT	7,800 SF
ZONING	M3-1
BUILT	2008
LOT/BLOCK	36/7206
TAXES	\$31,188



PROPERTY SUMMARY

Class A Flex Industrial | 5,985 SF | M3-1 Zoned | Delivered Vacant. Designed, built, and maintained by an owner-operator with precision and care, this 5,985 SF Class A flex industrial building is a true standout in Staten Island's heavy commercial corridor. Situated at the end of a quiet industrial loop for seamless logistics, this asset delivers turnkey functionality for contractors, fabricators, or light manufacturing users seeking a professional headquarters with zero compromise on infrastructure or finish.

The property features a pristine 4,000 SF clear-span warehouse with 22' ceilings, no interior columns, and dual oversized roll-up doors — including a full-glass panel entry for showroom potential. Power and mechanicals are dialed in: 400 AMP electric service, four panels, 220V throughout, and oversized gas lines to support heavy equipment. The warehouse is further equipped with a piped compressed air system, 4,000 CFM exhaust, radiant/hot-air heat (4 zones), and LED lighting.





WAREHOUSE / SHOP

- 4,000 SF clear-span open shop
- 22ft clear ceiling with no low hanging pipes
- No interior columns – steel truss roof
- Metal roof with high parapet walls
- LED lighting throughout
- Slop sink and shop bathroom
- 4-zone radiant and hot air heat
- Piped compressed air system
- 220V power throughout
- 14' roll-up door, 14' full-glass garage door
- Stainless steel entry door with security gate
- 4000cfm exhaust fan with timer
- Mix radiant/hot-air warehouse heat with 4 zones





1ST FLOOR STOREFRONT & OFFICE

- Fully tiled throughout with soundproofed walls and ceilings (media insulated)
- Recessed lighting, architectural moldings, granite wet bar
- ADA-compliant bathroom
- Mechanical room + private office (separate from store + shop)
- Hardwired network, alarm system
- 2 HVAC zones



2ND FLOOR OFFICES AND CONFERENCE ROOM



LOCATION SUMMARY



IMPORTANT DISCLOSURES

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pre Real Real Estate and it should not be made available to any other person or entity without the written consent of Pre Real Real Estate.

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