

OFFERING MEMORANDUM

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## WAREHOUSE + OFFICE

**188 VAN BUREN ST  
STATEN ISLAND, NY 10301**



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# THE OFFERING

PROPERTY ADDRESS	188 Van Buren St
ASKING PRICE	\$1,995,000
TAXES	\$68,879 (under review)
YEAR BUILT	2007
LOT SIZE	7,500 SF
BUILDING SIZE	7,132 SF
FLOORS	2
ZONING	M2-1
BLOCK / LOT	67 / 45



# PROPERTY OVERVIEW



Introducing **188 Van Buren Street**, a rare masonry-and-steel commercial facility that combines industrial capability with Class-A office space under one roof.

Built in 2007 and kept in excellent condition, this 7,132 SF property provides great curb appeal and practical owner-user functionality.

The Ground-Floor Warehouse is built for business:

- Three drive-in bays with drive-thru capability
- 20-foot clear ceilings
- Rear storage for overflow inventory or equipment
- Wide-span steel construction for efficient workflow and maneuverability

A separate front foyer guides clients and staff to the elevator-served second floor, where an exceptional Professional Office Suite offers:

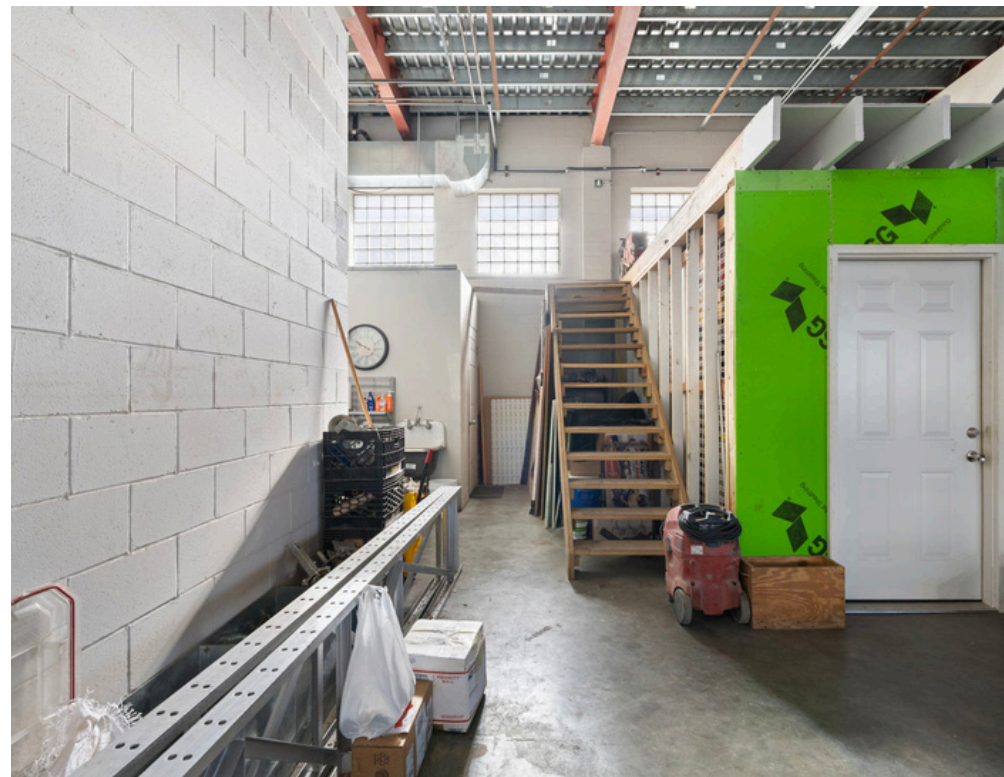
- Dramatic ceiling heights
- Multiple private offices
- Open collaborative areas
- Two restrooms (one with shower)
- Generous natural light
- Reception/waiting area
- High-quality finishes throughout



This space is ideal for operators seeking a headquarters-level environment, combining a polished corporate image with true warehouse capability. Perfect for contractors, service companies, specialty trades, distributors, and owner-users, the M2 zoning allows a wider range of industrial and commercial activities than typical light-manufacturing districts, offering enhanced flexibility.

**Investors, take note:** The modern construction, efficient layout, and robust demand for facilities of this caliber make this a truly attractive asset.





MAIN LEVEL PHOTOS



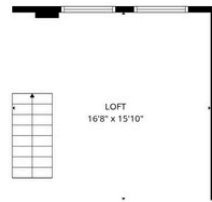
MAIN LEVEL PHOTOS



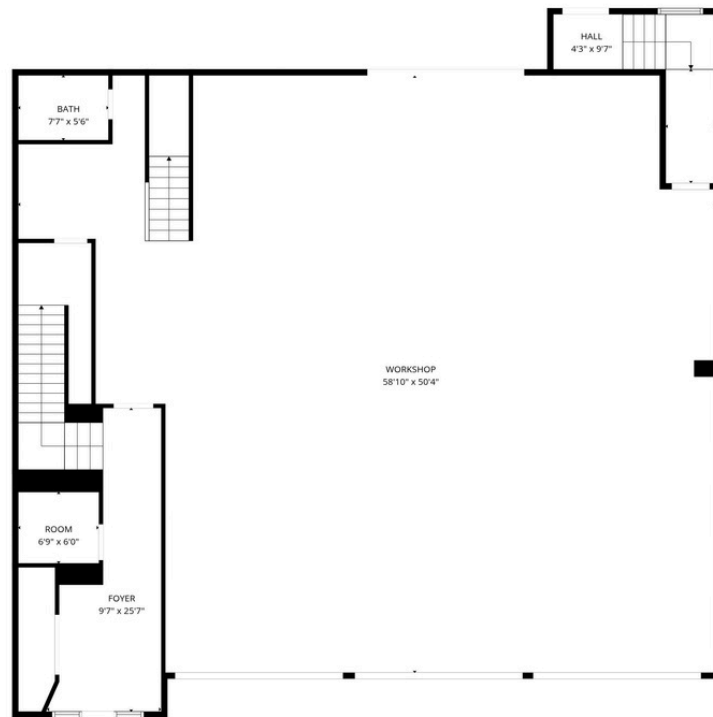
MAIN LEVEL PHOTOS



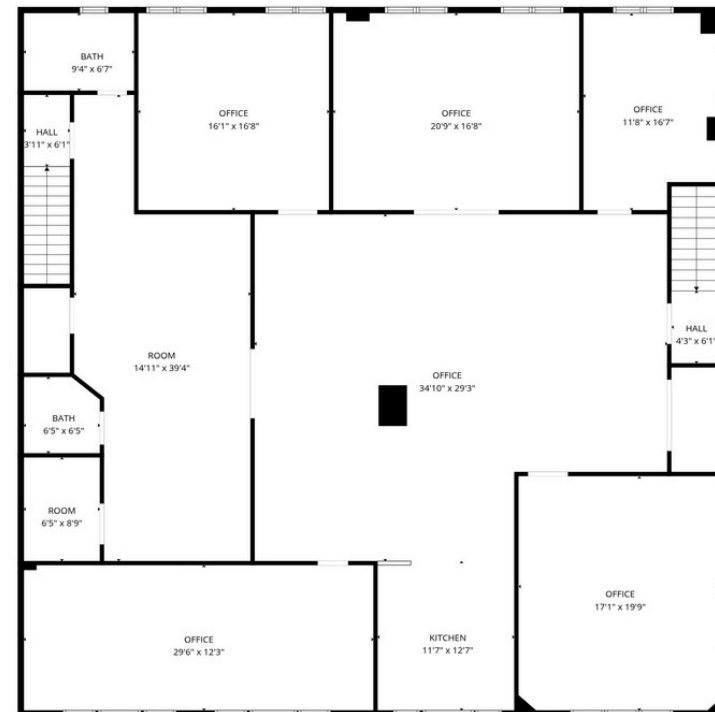
# FLOOR PLANS: WHOLE BUILDING



2nd floor

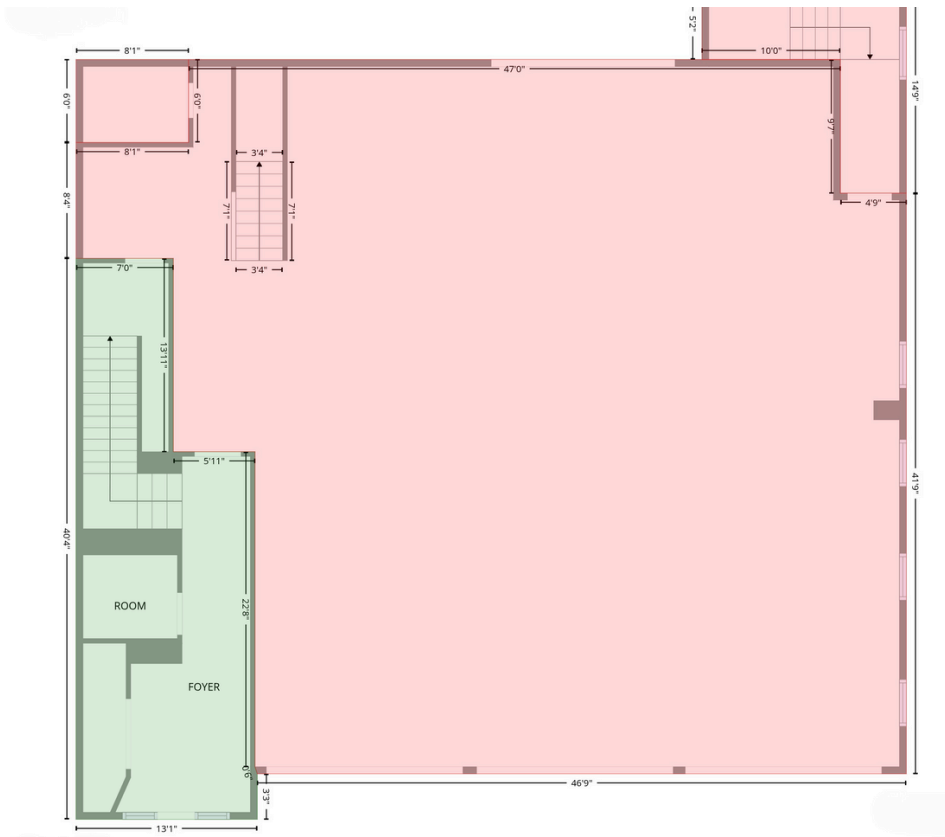


1st floor

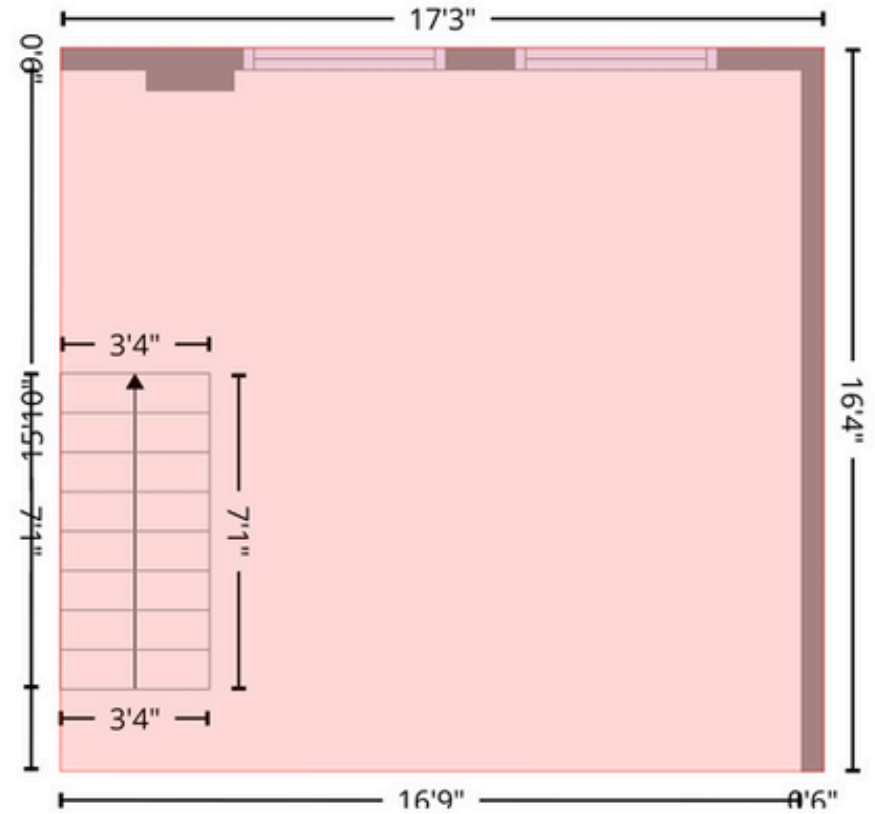


3rd floor

# FLOOR PLANS: WAREHOUSE + LOFT



Warehouse

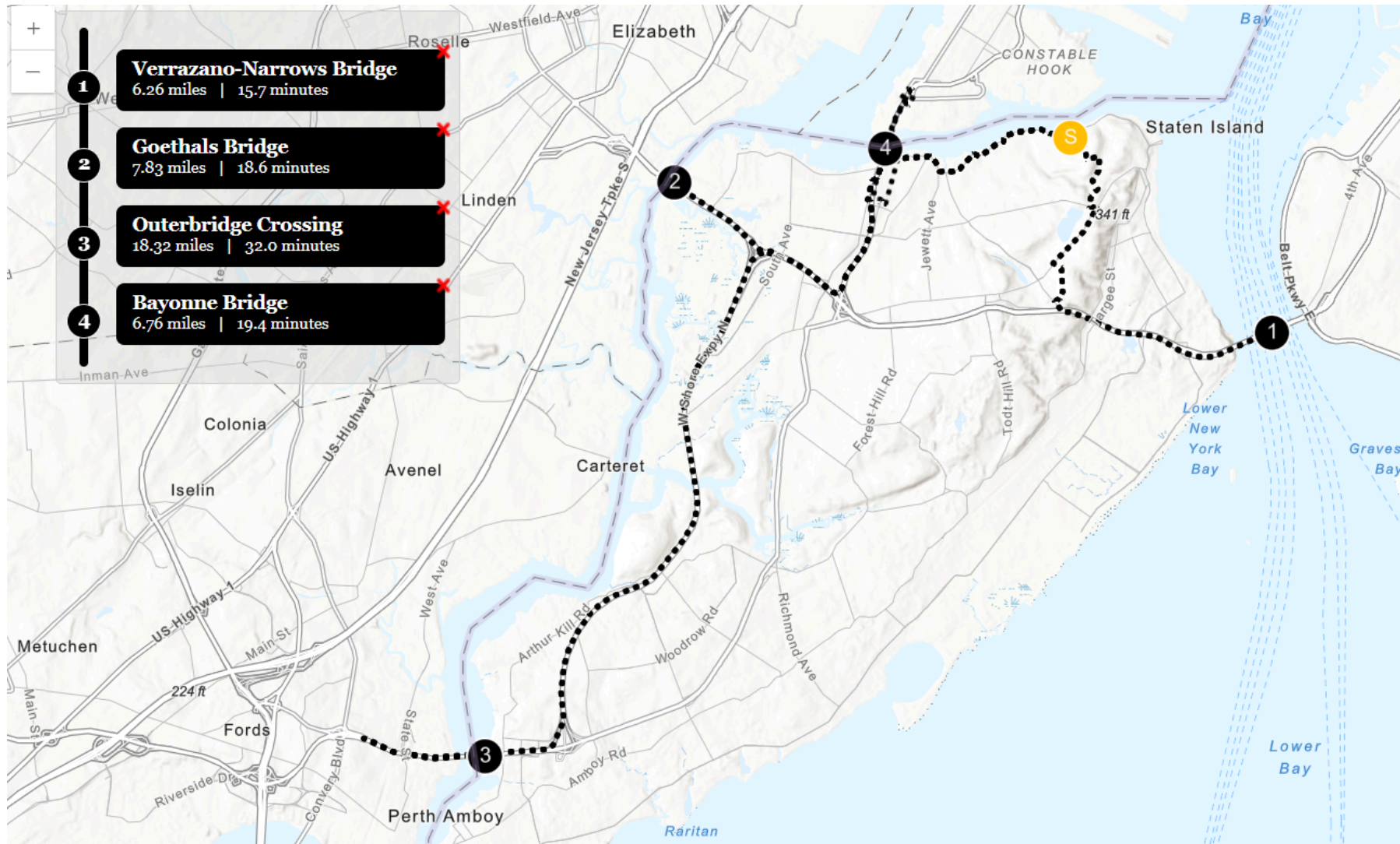


Loft

# FLOOR PLANS: 2ND FLOOR OFFICE



# LOCATION SUMMARY





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