
331,700 SF BUILD-TO-SUIT LEASE

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NASSAU PLACE

STATEN ISLAND, NEW YORK



**FULL CUSTOM
DIRECT ACCESS TO ROUTE 440, OUTERBRIDGE CROSSING**

EverWest
REAL ESTATE INVESTORS

CBRE

BUILDING SPECIFICATIONS

Available SF	331,700 SF
Ceiling Height	36' clear
Column Spacing	56' x 50'
Tailboard/Drive-in	60 Loading Dock Doors, 2 Drive-In Doors
Sprinkler	ESFR
Parking	174 Car Spaces
Comments	NYC Industrial and Commercial Abatement Program (ICAP)

SITE AERIAL



STRATEGIC LOCATION



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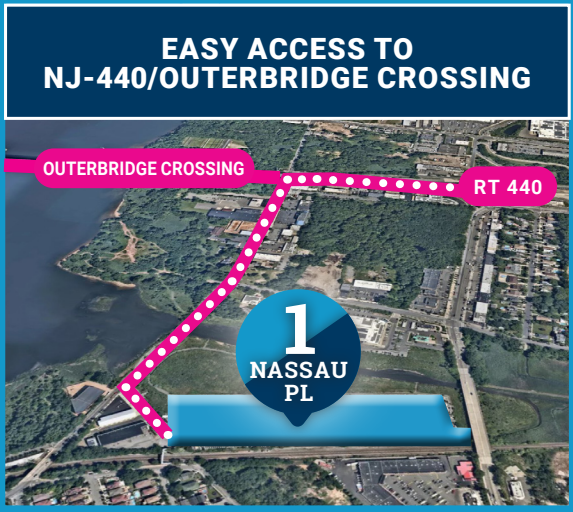
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SITE PLAN



DRIVE TIMES

Outerbridge Crossing	3 min	0.6 mi
Goethal's Bridge	16 min	10.3 mi
Verrazzano-Narrows Bridge	22 min	15.9 mi
Newark Liberty Airport	24 min	16.6 mi
Port Newark/Elizabeth	33 min	21.6 mi



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