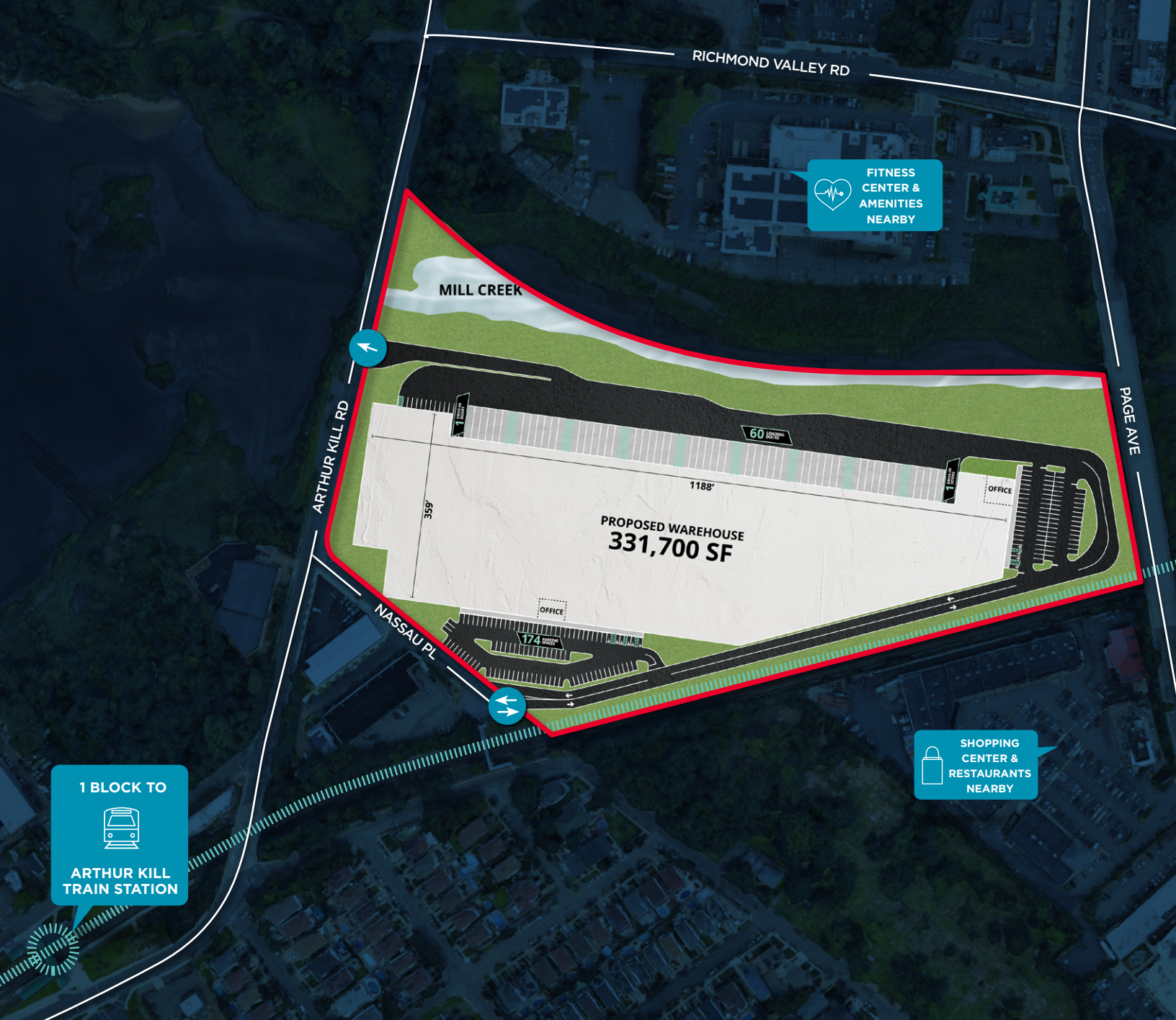


ONE

NASSAU PLACE

1 NASSAU PLACE | STATEN ISLAND, NEW YORK
331,700 SF | FOR LEASE | DIVISIBLE





SITE PLAN

Available SF: 331,700 SF

Ceiling Height: 36' Clear

Column Spacing: 56' X 50'

Sprinkler: ESFR

Loading: 60 Loading Docks,
2 Drive-In Doors

Parking: 174 Car Spaces

Comments: NYC Industrial &
Commercial Abatement
Program (ICAP)

1 Block to Arthur Kill station
for commuters from NYC

Ready for Occupancy: February 2026

HIGHWAY CONNECTIVITY

Within 50 miles drive, you can reach many of New Jersey and New York’s core regional submarkets, airports, and freight ports. Also, convenient access to the northeast corridor, stretching from Boston to Virginia.

Arthur Kill Train Station	1 min	0.3 mi
Outerbridge Crossing	3 min	0.6 mi
Goethals 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

Staten Island Ferry by Train 39 min



22 Minutes
to Newark Airport



22 Minutes
to Port of Newark



40 Minutes
to Midtown NYC



ONE NASSAU PLACE



CONTACT US

Bill Waxman

Vice Chair

+1 201 394 9989

bill.waxman@cushwake.com

David Gheriani

Executive Managing Director

+1 908 675 5080

david.gheriani@cushwake.com

Rico Murtha

Managing Director

+1 212 390 1368

rico.murtha@cushwake.com

Helen Paul

Managing Director

+1 212 841 7575

helen.paul@cushwake.com



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