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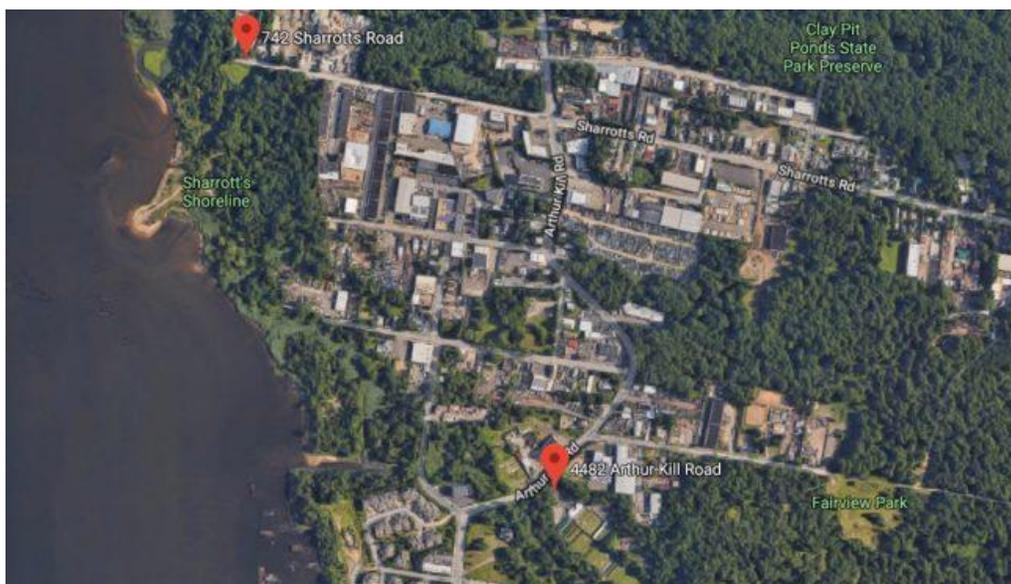
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For Immediate Release

Kalmon Dolgin Affiliates Named Exclusive Sales Agent for 1.1M-SF, Five-Lot Portfolio on Staten Island

(Brooklyn, N.Y. – March 22, 2018) – [Kalmon Dolgin Affiliates](#) (KDA) has been named the exclusive sales and marketing agent for a five-lot portfolio totaling 1,068,077 square feet across 24.5-acres on Staten Island. The two parcels, 4482 Arthur Kill Road and 742 Sharrots Road, are located in the West Shore-Charleston neighborhood and are being offered in one package as a prime development opportunity for \$23 million.

KDA's Neil Dolgin, Grant Dolgin and James Dario Jr. are the brokers managing the listing.



742 Sharrots Road and 4482 Arthur Kill Road (Credit: Google Maps)

The development package includes 4482 Arthur Kill Road, which comprises three contiguous lots totaling 713,077 square feet, with 770 square feet of frontage on two streets. The other parcel, 742 Sharrots Road, is made up of two contiguous lots totaling 355,000 square feet, with 1,110 square feet of frontage on Sharrots Road and 500+/- square feet of water frontage. The site is zoned M1-1/SRD.

“With all of the discussion about the “Last Mile” with regard to logistic transportation throughout the metropolitan area, this site is ideal for the development and creation of a beautiful industrial complex,” said Neil Dolgin, co-president of KDA. “With Amazon and IKEA occupying two new industrial buildings down the road, totaling one million square feet each, KDA believes that it’s the right time to develop this five-lot portfolio. You cannot find industrial property in New York City that offers as much space for the price.”

The development site offers easy access to the Staten Island Expressway and Brooklyn Queens Expressway (I-278), The Goethals and Verrazano Narrows bridges, Route 440, and the New Jersey Turnpike. The area is undergoing a wave of new development, such as The Tides at Charleston, a new housing community. Nearby retail in the area includes Bricktown Centre at Charleston, which has anchor tenants like The Home Depot, Christmas Tree Shops, Bed Bath & Beyond and Target.

Founded in 1904, Kalmon Dolgin Affiliates offers over a century's worth of experience in the management, sale, leasing and marketing of commercial and industrial property throughout the New York Metropolitan region. In addition to its staff of 35 brokers, Kalmon Dolgin Affiliates, through its subsidiary, KND Management Co., Inc., operates a portfolio of over six million square feet of industrial, office, medical and retail space in ten states. Their highly-trained professionals offer a practical, street-wise approach to real estate, supported by the latest in real estate management and research technology and four generations of unparalleled expertise.