



A Marquee Green Zone Property



**WWC CONSTRUCTION
MEREDITH AVENUE & SPENCER STREET**

**RICHARD MARTUCCI
OWNER
BUILDERS & DEVELOPERS CIRCLE MEMBER**

INDEPENDENT AUTHORIZED BUILDER



The builder's choice in metal building solutions.

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Site Introduction & Recent History

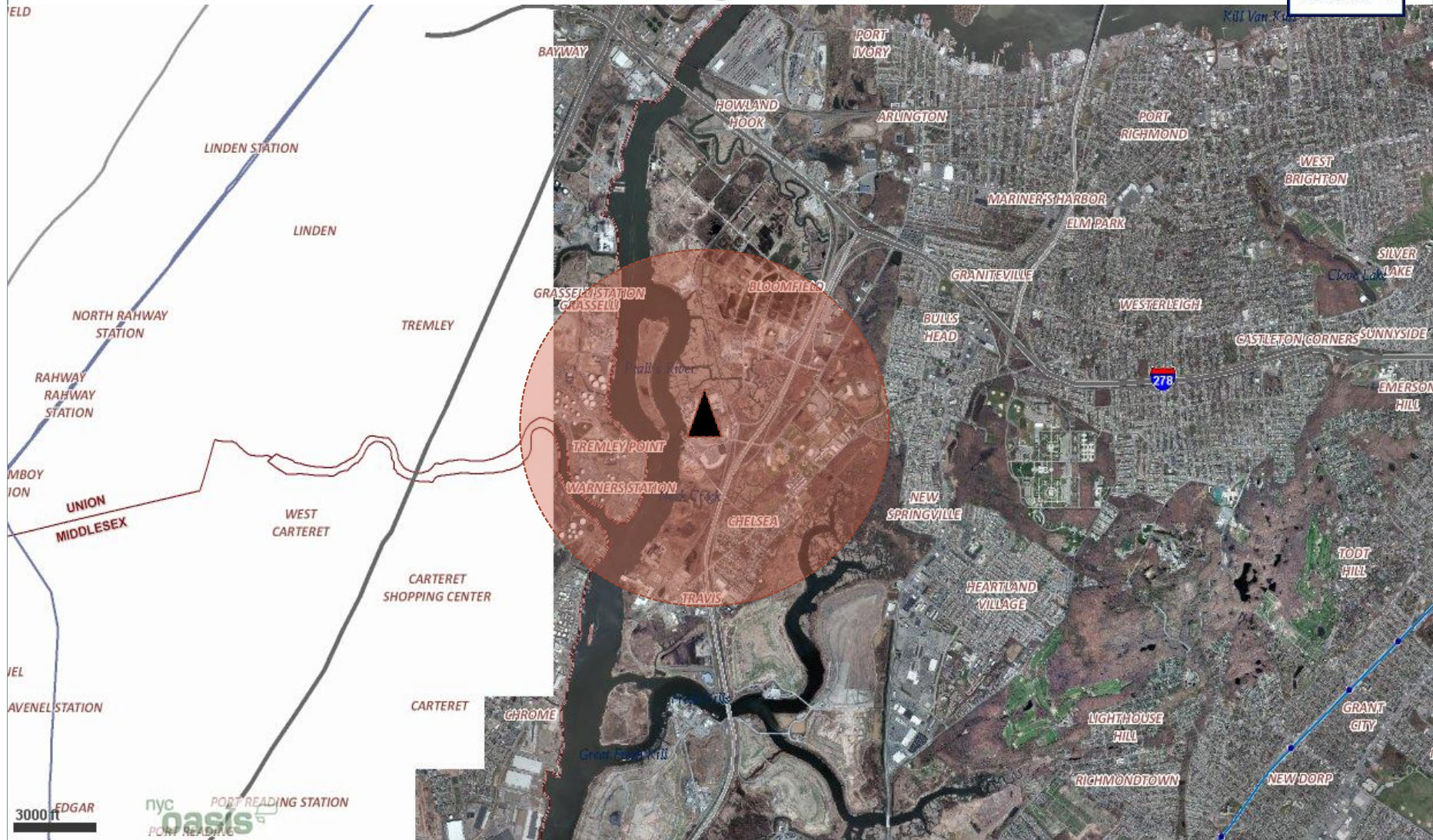


- Site has been owned by WWC Construction for over three decades.
- Site is currently used for a construction storage yard and office space.
- Multiple docking locations onsite.
- Future site of SI Asphalt on Staten Island, New York's waterfront.
- Owner is hoping to develop site in accordance with the attached 'Proposed Development Plan'.

Aerial View



1-Mile Radius from Site



Property Information



- Owner: Richard Martucci
- Block & Lot: 1801/20 & 2810/96, 98, 102,
- Size: Acres
- Number of Buildings: 3
- Building Area: 'Proposed development plan'
- Land Use: Industrial & Transportation
- Zoning: M3-1
- FAR - 2
- Assessed Market Value: TBD
- Wetlands/Brownfield: No/No
- Latitude/Longitude: 40.601214 / -74.194473
- Protected Land Status: None
- ZIP Code - 10314



Keys to Development



- Commercial & Transportation Hub on the western Waterfront
- Improves potential for West Shore road and sewer infrastructure
- Impact of Excelsior Job program enrollment
- Industrial Lending (SBS)
- DOT Reclamation
- CFA Funding



Local Regional Impact



 GREEN ZONE BOUNDARY

Description of Boundaries:

North- Starting at the foot of the northside Goethals Bridge running east along the Goethals Bridge Extension and Goethals Road North to South Avenue then along Fahey Avenue to Felton Street

East: Running south along Felton St and Graham Avenue to the Intersection of Victory Boulevard turning east along Travis Avenue to the intersection of Richmond Avenue then running south to the intersection of Arthur Kill Road

West: Running along the western shore line of Staten Island from Gulf Avenue to the Intersection of Rossville Avenue running south to Arthur Kill Road.

South: running east along Arthur Kill Road from the western shore line to the intersection of Richmond Avenue



- BOA
- Green Zone
- Waterfront
- Transportation Connection to Teleport
- Proximity to Vanbro
- Ferry/Barge to NJ industrial sites w/o use of bridge