

# 2577 FOREST AVE

STATEN ISLAND, NY 10303 | PORT IVORY - HOWLAND HOOK  
CLASS A IOS FACILITY



**10,000 SF on 287,060 SF (6.6 AC)**

**Located at the Entrance of the Staten Island Expy**





# Building Specs



## BUILDING

10,000 SF Shop  
1,400 SF Office  
19'6" Clear Height  
Four (4) Drive-Ins  
Two (2) 90' Bays



## LAND FOOTPRINT

6.6 AC (287,060 SF)



## ZONING

M2-1



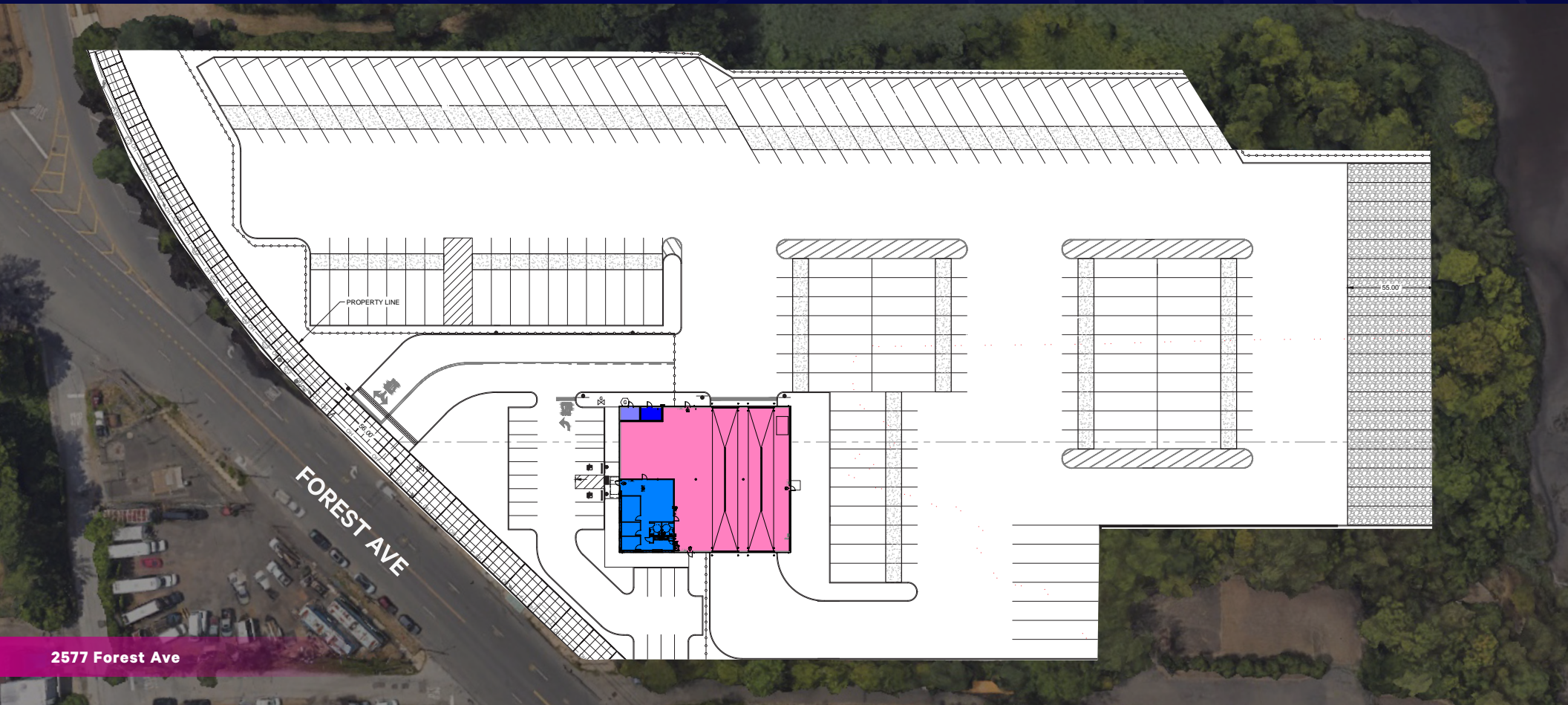
## IMPROVEMENTS

Ground Up Class-A  
IOS Development with All New  
Asphalt, Building,  
Exterior Lighting,  
Fencing and  
Drainage System



## STRIPED STALLS

26 Car Stalls  
132 Trailer Stalls



# Drive Distances & Connectivity



Destination	Distance
Howland Hook Marine Terminal	2 miles
EWB	7 miles
Port Newark-Elizabeth Marine Terminal	9 miles
Port Liberty Bayonne	10 miles
LGA	26 miles
JFK	28 miles

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