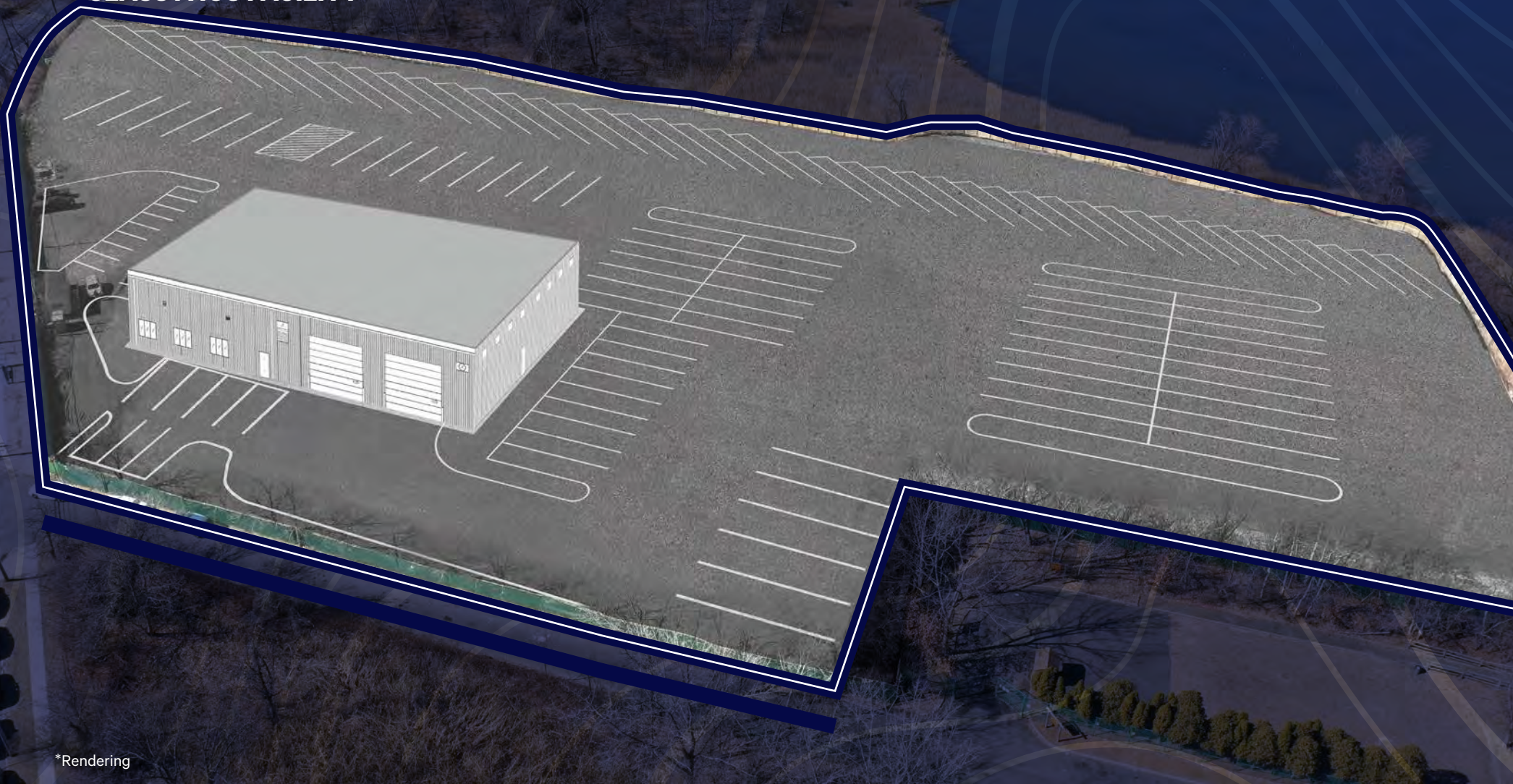


2577 FOREST AVE

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



*Rendering

10,000 SF on 287,060 SF (6.6 AC) | Delivering October 2025
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



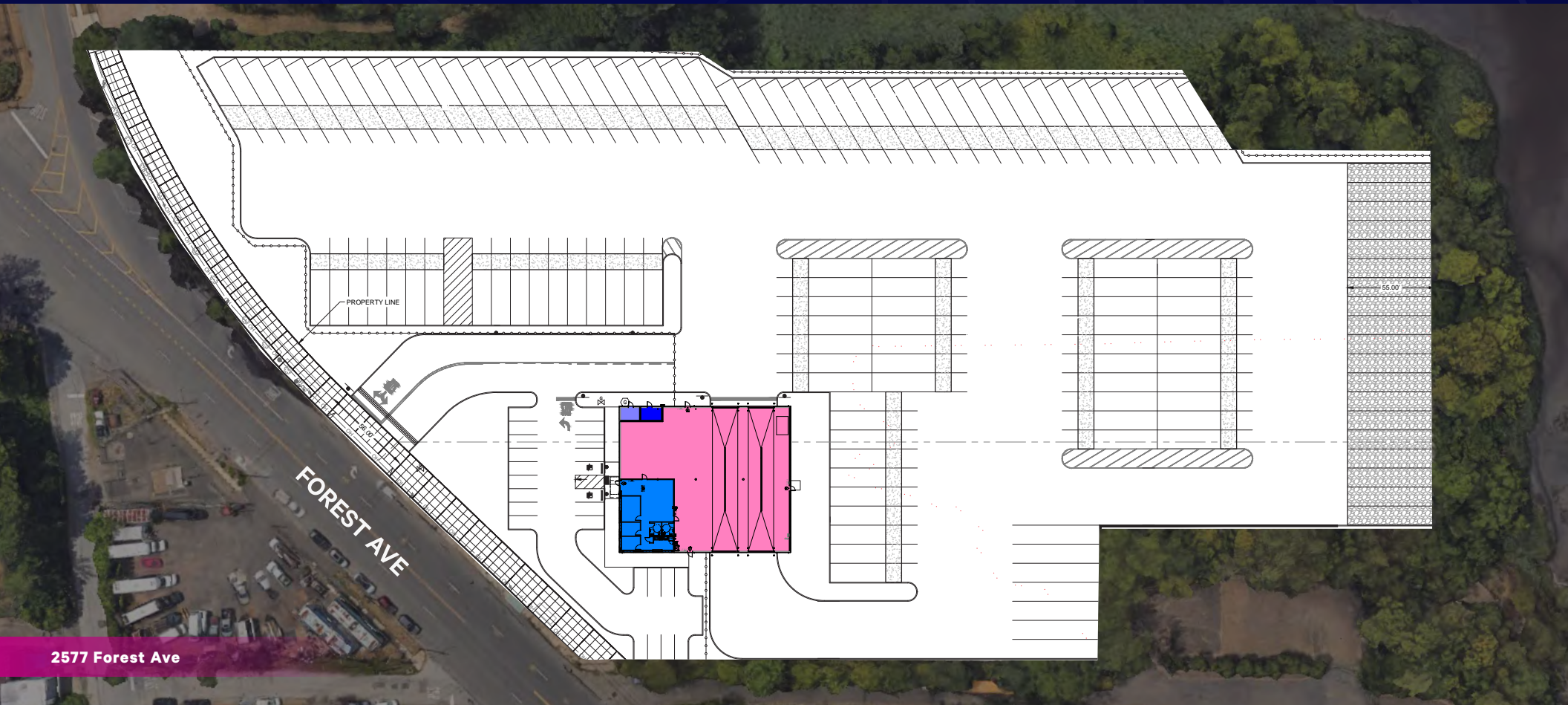
IMPROVEMENTS

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 |
| EWR | 7 miles |
| Port Newark-Elizabeth Marine Terminal | 9 miles |
| Port Liberty Bayonne | 10 miles |
| LGA | 26 miles |
| JFK | 28 miles |

2577 Forest Ave



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STATEN ISLAND, NY 10303
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FOREST AVE

*Rendering

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