

2577 FOREST AVE

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



10,000 SF on 222,156 SF (5.1 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

5.1 AC (222,156 SF)



ZONING

M2-1



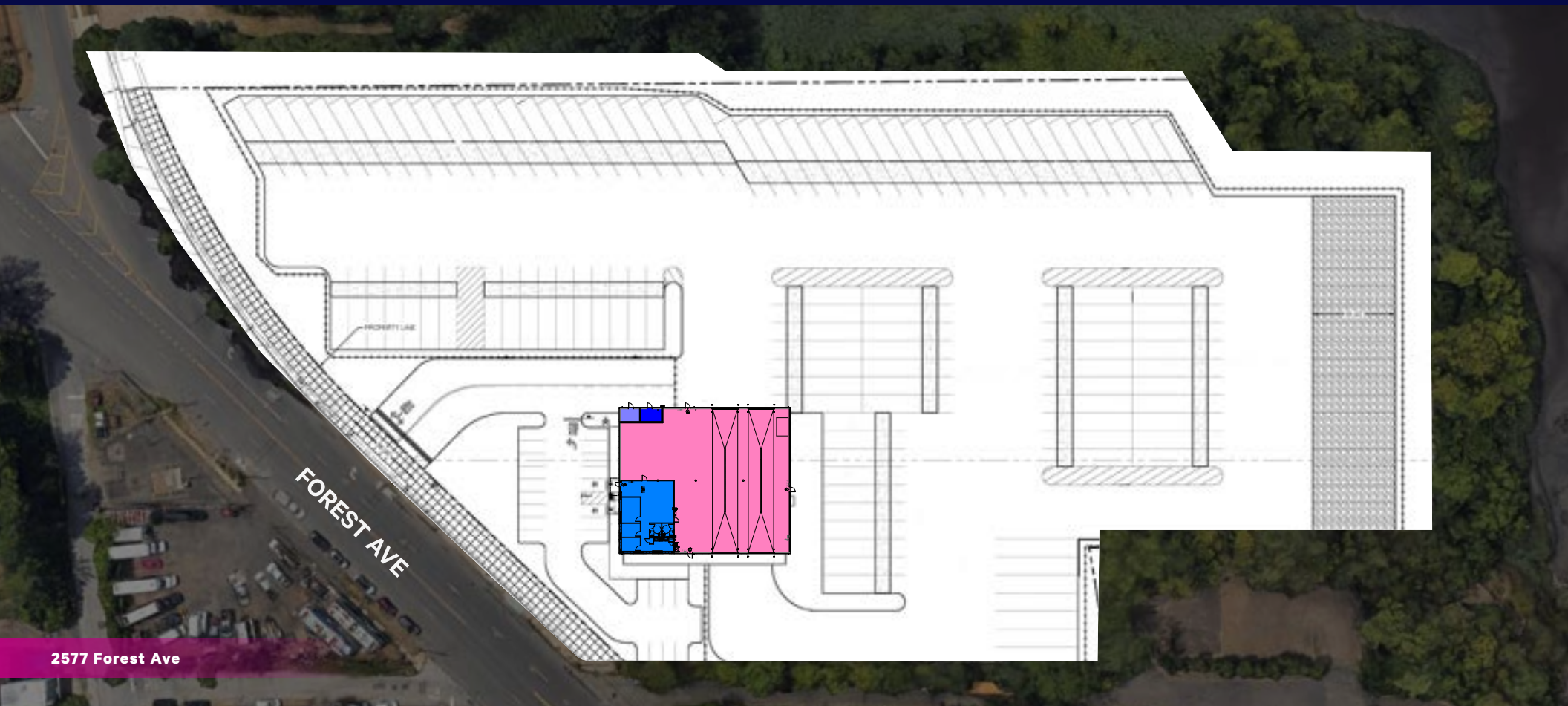
IMPROVEMENTS

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

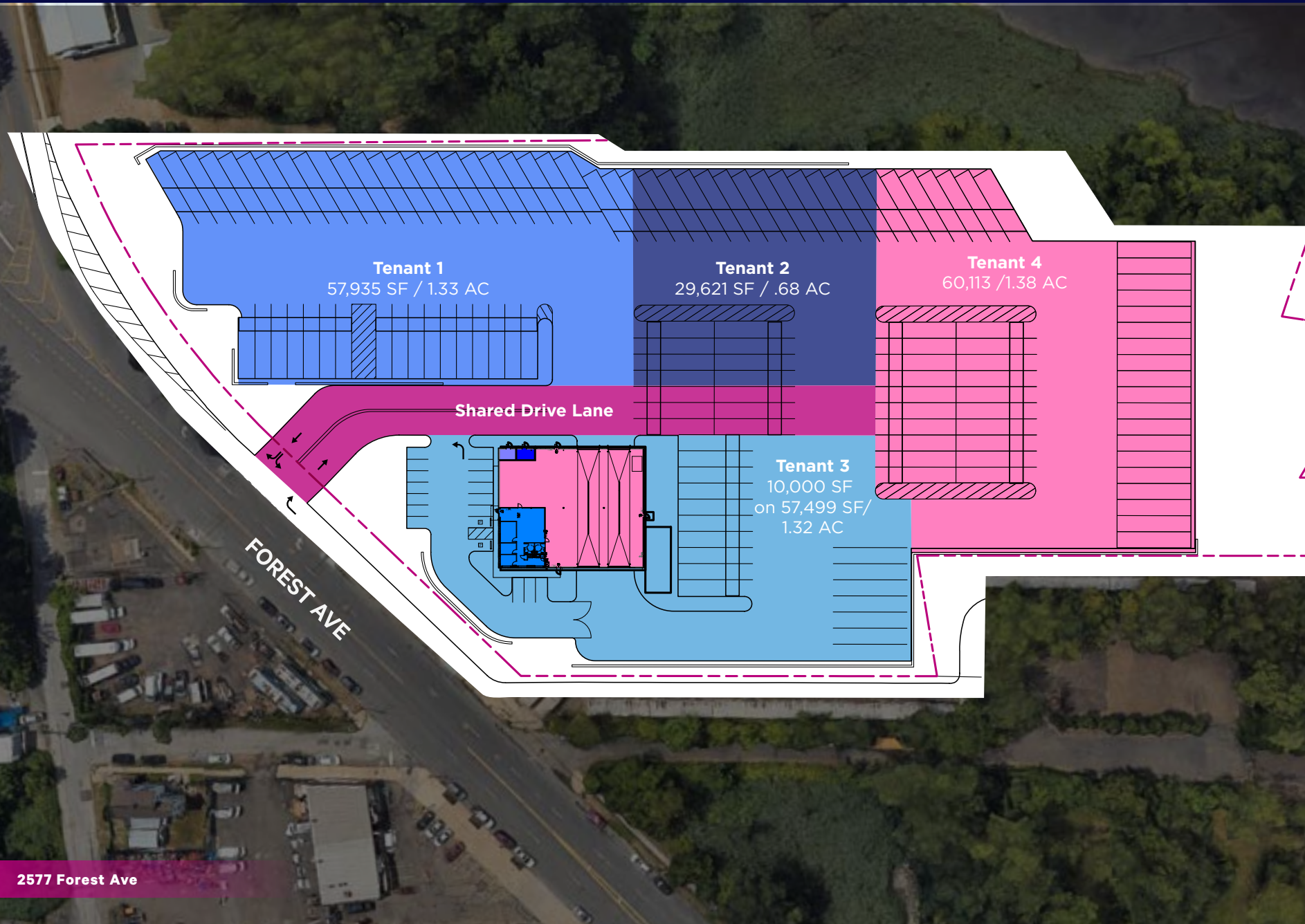


STRIPED STALLS

26 Car Stalls
132 Trailer Stalls



Proposed Divisions



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





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