

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



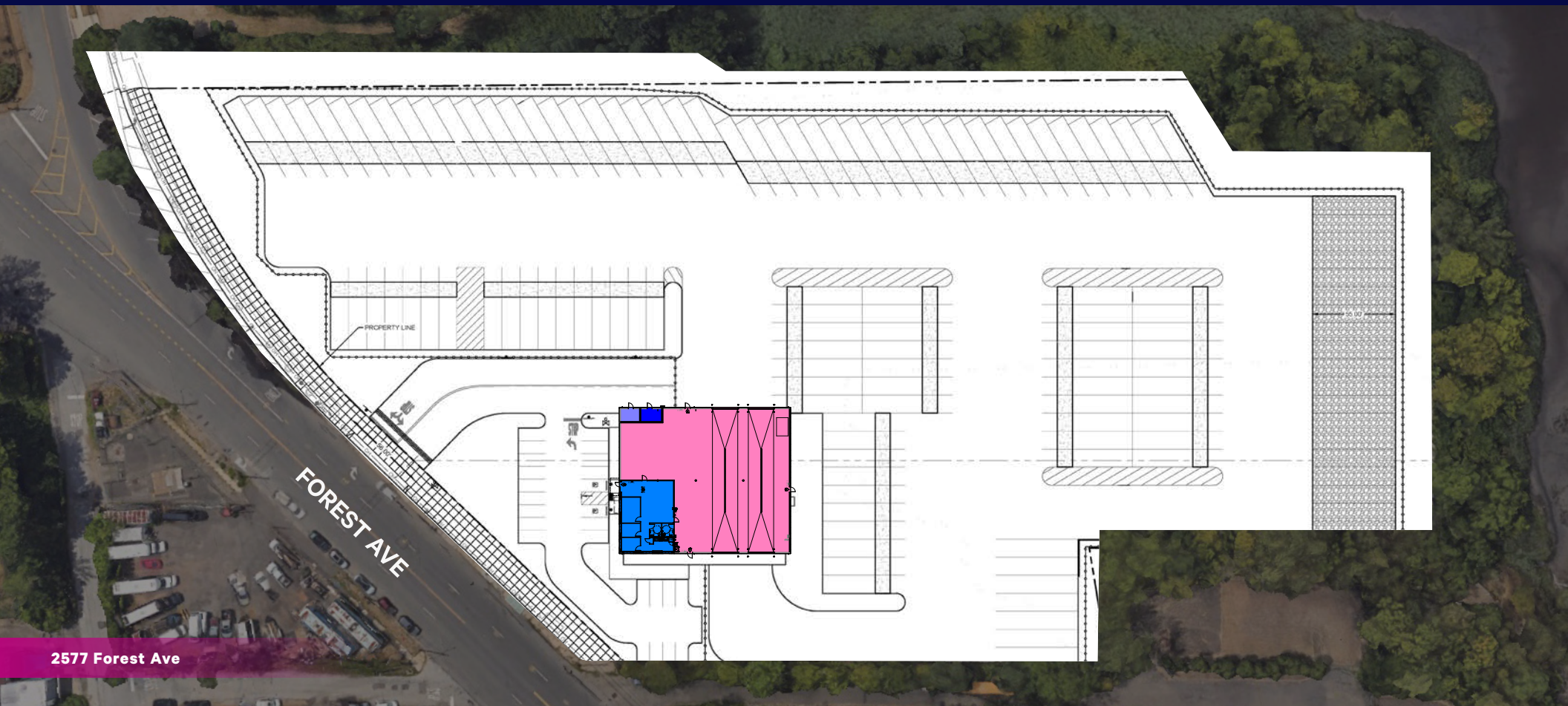
IMPROVEMENTS

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



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

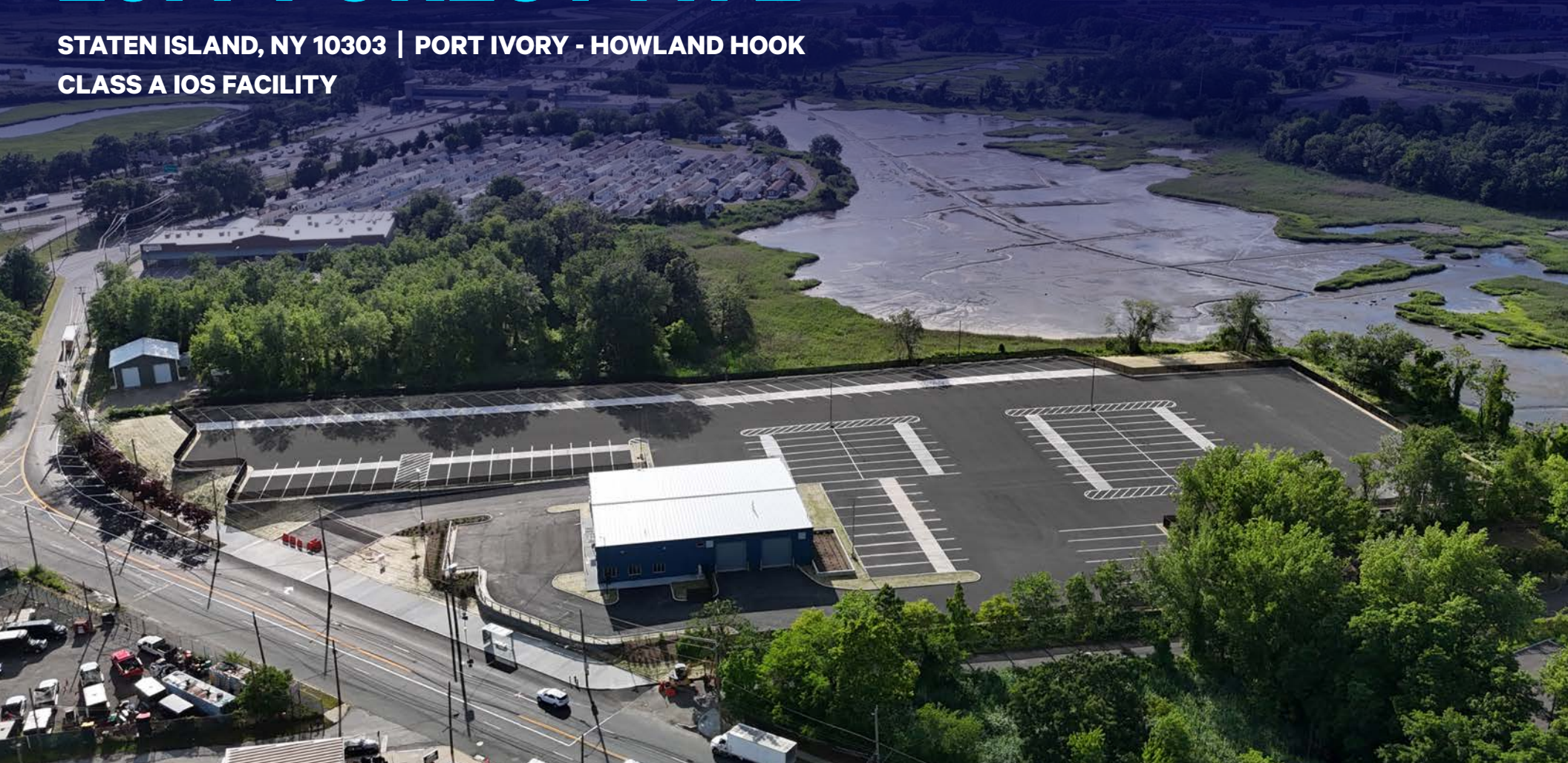
2577 Forest Ave





2577 FOREST AVE

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



For More Information, Please Contact:

RICO MURTHA

+1 212 390 1368

rico.murtha@cushwake.com

HELEN PAUL

+1 212 841 7575

helen.paul@cushwake.com

SONNY SINGH

+1 718 275 5478

sonny.singh@cushwake.com

CORY PAUL

+1 203 326 5803

cory.paul@cushwake.com

MICHAEL UGARTE

+1 732 690 1588

michael.ugarte@cushwake.com

©2026 Cushman & Wakefield ULC, Brokerage. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

