



**FOR  
SALE**



**2505  
Forest  
Avenue**

Staten Island

**2 Acre Industrial  
Outdoor  
Storage Yard**

***Paved, Lit, Secured***

**Matthew Giordano**

Vice President

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**CBRE**

# Property Overview

Available for Sale: 1.7 Acres of paved parking lot. The site is zoned M2-1 and supports most industrial outdoor storage uses. Fully fenced and lit with 2 curb cuts and excellent visibility. Septic and electric is in place for office trailer or small building

**Total Lot Area:** 88,920 SF  
(2.04 Acres)

**Paved Area:** 74,052 SF  
(1.7 Acres)

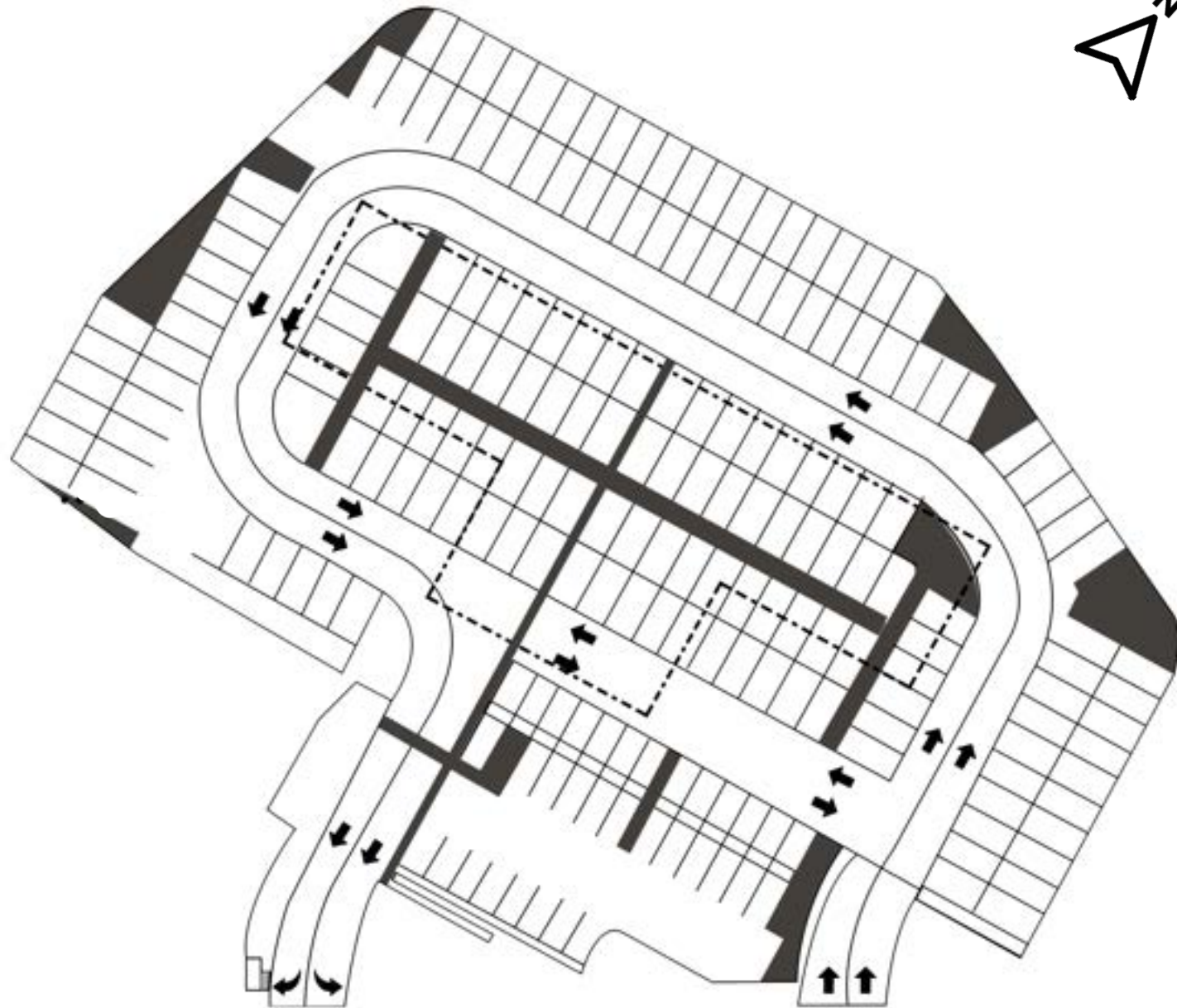
**Trailer Pad:** Located at entrance, has hook-ups for septic and electric

**Block:** 1380 – 150

**Zoning:** M2-1



# Site Plan



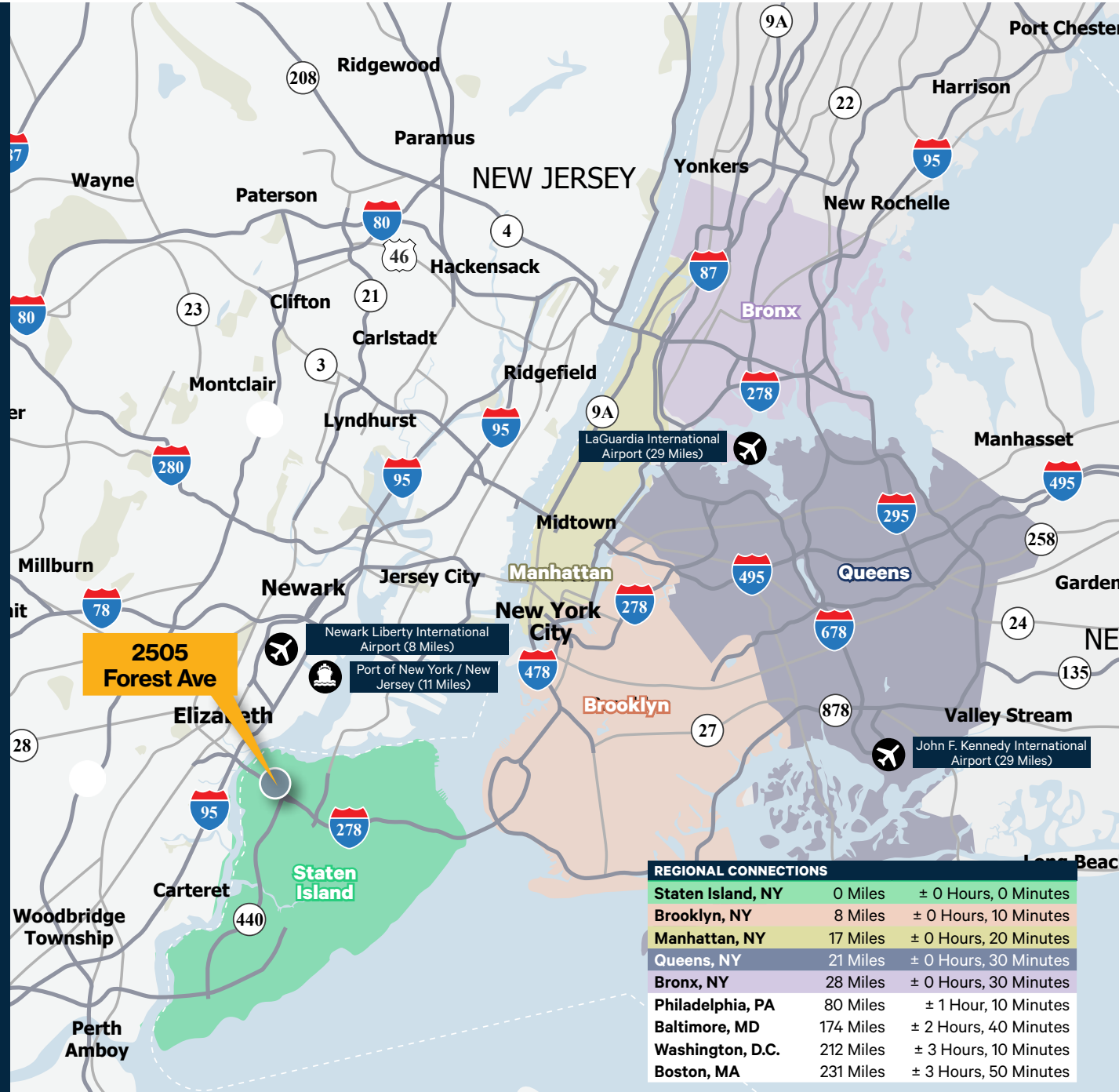
# Aerial Map



## LOCATION & MARKET HIGHLIGHTS

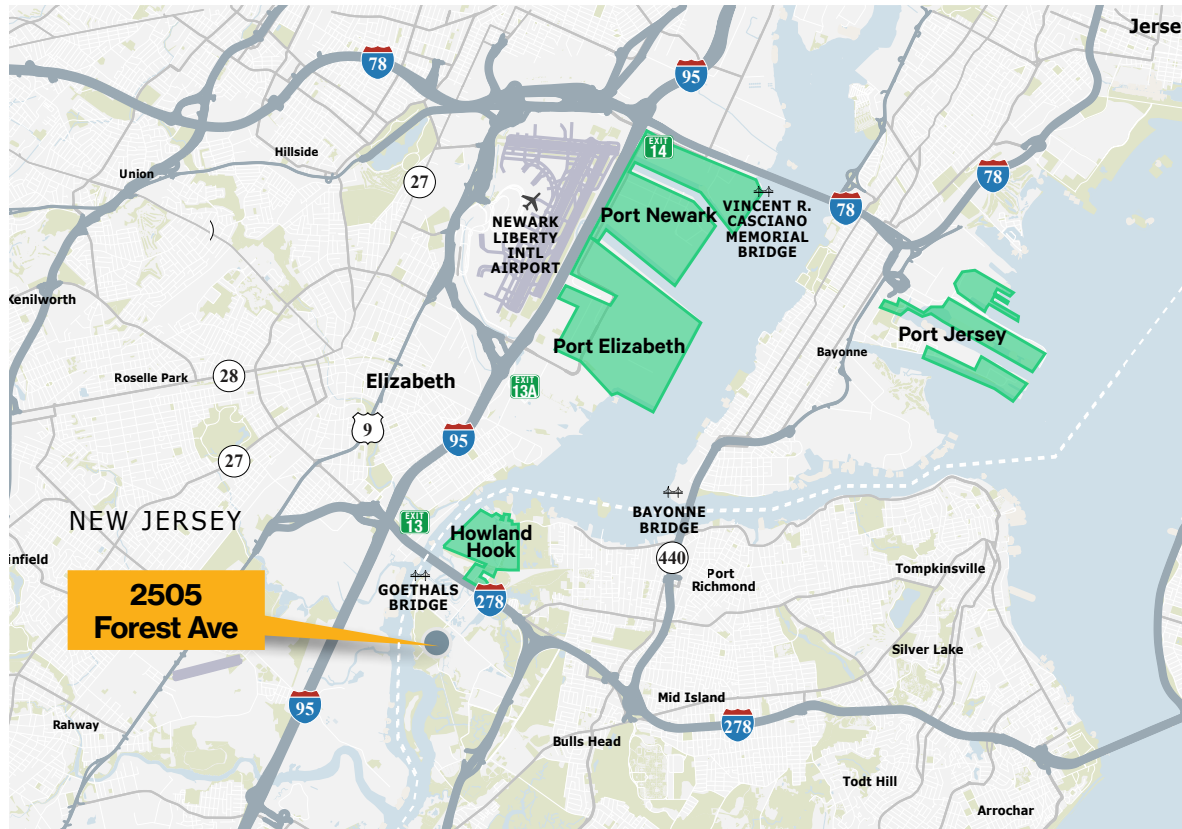
### PREMIER FULFILLMENT HUB FOR THE MOST DENSELY POPULATED CONSUMER BASE IN THE UNITED STATES

- PRIME NYC METRO POSITION & MULTI-DIRECTIONAL CONNECTIVITY:** Staten Island location with convenient access to major highways, transit hubs, the outer boroughs, and the Tri-State - immediately serving the largest MSA in the country and 4th largest MSA in the world.
- URBAN LOGISTICS COST EFFICIENCY:** Proximity to the end customer compresses delivery windows and lowers total landed cost; transportation drives  $\pm 70\%$  of supply-chain expense versus  $\pm 5\%$  for rent.
- SUPPORTED BY WORLD-CLASS CARGO INFRASTRUCTURE:** The New York Metro serves as a vital logistics hub consistently attracting strong, cross-industry tenant demand due to convenient access to the East Coast's most prominent deep-water port and international airfreight facilities.
- WEST SHORE STATEN ISLAND HIGH BARRIERS TO ENTRY:** Severe land scarcity and constrained industrial zoning with coastal/wetland overlays collectively extend timelines and elevate costs on Staten Island - making new Class A warehouse deliveries exceptionally rare; underscored by zero deliveries in Q4 2025 and just three deliveries (1.1 MSF) over the last five years combined the island.



## PORT OF NEW YORK – NEW JERSEY

As the largest port complex on the East Coast and the third largest in the U.S., the Port of New York and New Jersey is the key passageway to one of the largest and most important consumer markets in the world. The Port's terminal operators have invested over \$3 billion over the last 20-year period in port infrastructure, systems and equipment. As a result of ongoing development, the Port has achieved 215 feet of air draft and 50 feet shipping channel to be able to accommodate the world's largest vessels.



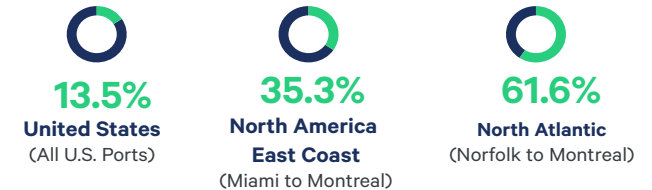
### U.S. Port Volume Rankings

(2024, by TEU Volume)

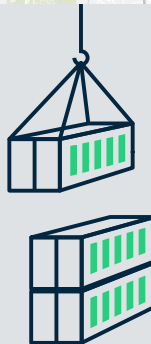
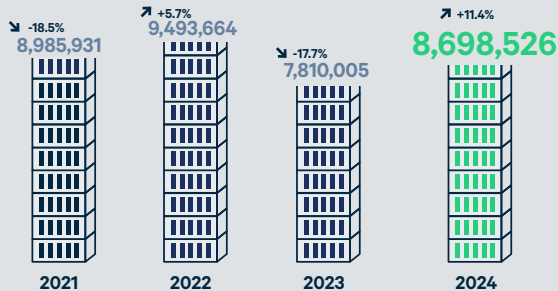
1	Port of Los Angeles	10,297,352
2	Port of Long Beach	9,649,724
3	Port of New York and New Jersey	8,698,526
4	Port of Savannah	5,545,557
5	Port Houston	4,464,931
6	Port of Virginia	3,499,639
7	Seattle Tacoma Seaport Alliance	3,340,733
8	South Carolina Ports	2,497,143
9	Port of Oakland	2,262,921
10	Port of Jacksonville	1,340,412

### Market Share

(2024, Total Loaded TEUs)



### Cargo Volumes (by TEU Volume)



**Total Bulk Tonnage  
(Metric Tons)**

**2,785,839**

The Port of New York & New Jersey moved approximately **\$246 Billion** worth of goods in 2024.

# TRUCK ACCESS MAP

## MAJOR THOROUGHFARES

- 1 I-278 | 2.0 Miles
- 2 NY-440 | 2.3 Miles
- 3 I-95 | 4.5 Miles
- 4 US-22 | 9.1 Miles
- 5 I-78 | 9.9 Miles
- 6 US-1 | 11.5 Miles
- 7 I-287 | 14.9 Miles
- 8 I-80 | 23.8 Miles

## SEAPORTS

- 1 Port Liberty New York (Howland Hook) Container Terminal | 4.1 Miles
- 2 APM (Elizabeth) Container Terminal | 9.1 Miles
- 3 Maher (Elizabeth) Container Terminal | 10.1 Miles
- 4 Port Newark Container Terminal | 12.0 Miles
- 5 Port Liberty Bayonne (Greenville Yard) Container Terminal | 15.2 Miles

## AIRPORTS

- 1 Newark Liberty International Airport (EWR) | 7.6 Miles
- 2 LaGuardia International Airport (LGA) | 28.7 Miles
- 3 JFK International Airport (JFK) | 29.4 Miles

## INTERMODAL RAIL

- 1 ExpressRail Staten Island | 1.4 Miles
- 2 ExpressRail Elizabeth | 7.6 Miles
- 3 ExpressRail Newark | 8.2 Miles
- 4 ExpressRail Port Jersey | 9.4 Miles

## BRIDGES

- 1 Goethals Bridge | 1.6 Miles
- 2 Bayonne Bridge | 4.2 Miles
- 3 Verrazano-Narrows Bridge | 7.2 Miles
- 4 Outerbridge Crossing | 9.0 Miles
- 5 George Washington Bridge | 26.2 Miles

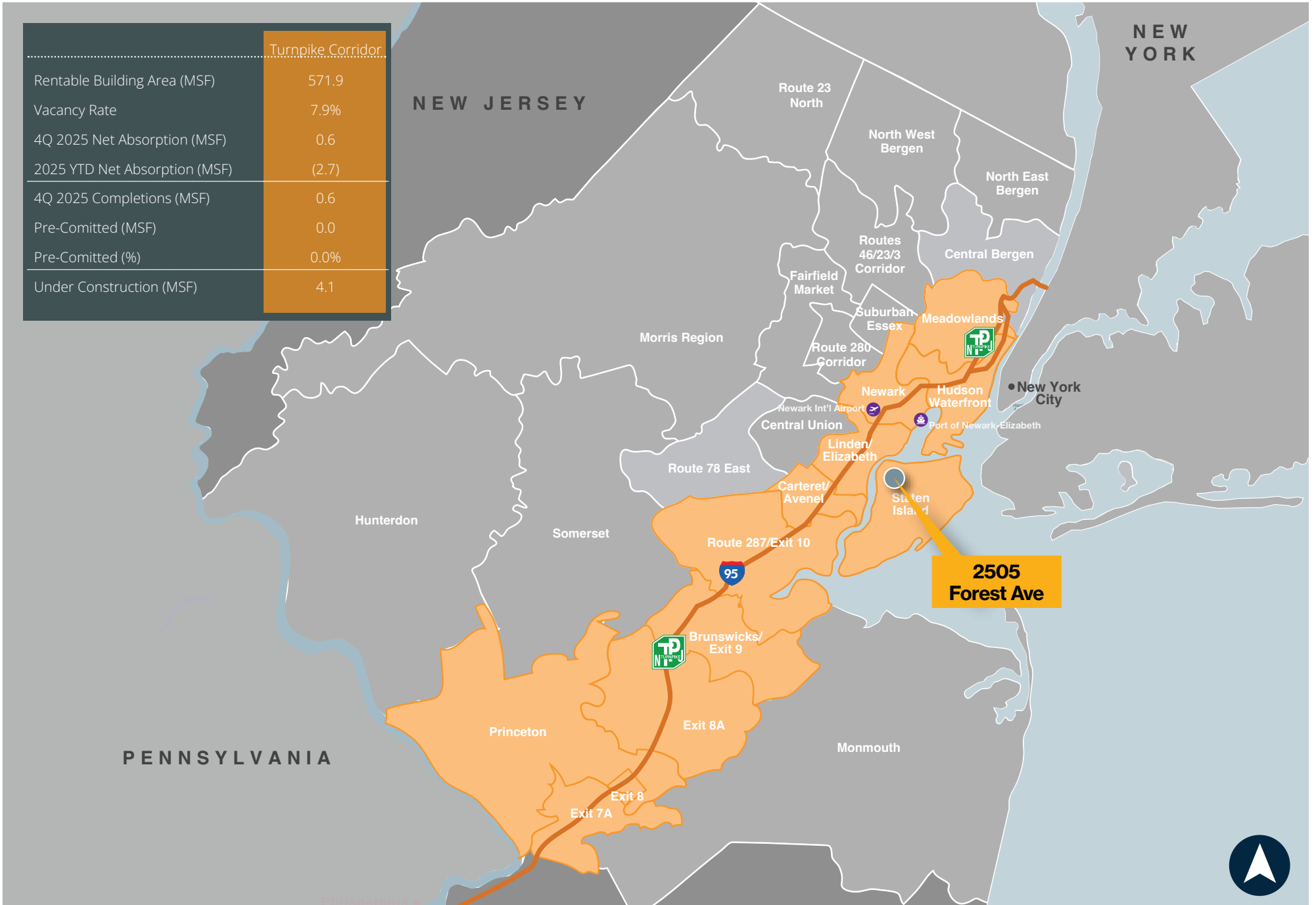
## TUNNELS

- 1 Holland Tunnel | 14.2 Miles
- 2 Lincoln Tunnel | 18.9 Miles



# 4Q 2025 NJ TURNPIKE CORRIDOR INDUSTRIAL MARKET OVERVIEW

	Turnpike Corridor
Rentable Building Area (MSF)	571.9
Vacancy Rate	7.9%
4Q 2025 Net Absorption (MSF)	0.6
2025 YTD Net Absorption (MSF)	(2.7)
4Q 2025 Completions (MSF)	0.6
Pre-Comitted (MSF)	0.0
Pre-Comitted (%)	0.0%
Under Construction (MSF)	4.1





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