

Matrix Global Logistics Park - Staten Island

975,000 SF (Divisible)

Class A Warehouse Space in New York City ICAP Real Estate Tax Benefit (Taxes <\$2.00/SF)

Matrix Global Logistics Park – Staten Island, NY is a four-building, master-planned distribution park that is unique in New York City. Developed from 2017-2020 to strong demand, the Park provides approximately 3.3 million square feet of single-story, 40' clear, class “A” warehouse space. Each building was leased at or prior to shell completion.

For the first time in five-years, space will become available at Matrix Global Logistics Park – Staten Island in the third quarter of 2025 at 586 Gulf Avenue. This state-of-the-art, cross-dock warehouse is already improved with enhancements, such as secured truck courts with guard house, HVLS fans, generator, and electric truck chargers.

Located just across the recently enhanced Goethals Bridge from New Jersey, Matrix Global Logistics Park – Staten Island provides efficient access to the boroughs of Staten Island (pop. 500K), Brooklyn (pop. 2.7M), Queens (pop. 2.4M) and Manhattan (pop. 1.7M). It also benefits from a deep labor base, and mass transit in the form of two highly utilized MTA bus stops in the Park.



Matrix Global Logistics Park - Staten Island



AVAILABLE SPACE FEATURES

- 40' clear height
- 171 loading docks and four drive-in doors (1/5,700 SF)
- 498 auto parking spaces
- 260 trailer parking spaces (1/3,750 SF)
- Fenced yard with guard house
- Infrastructure for 56 battery chargers

PROPERTY SPECIFICATIONS

- ICAP tax abatement with 19-years remaining.
- Abundant labor and active public transit in the Park.
- Efficient inbound access from the New Jersey Ports, and contiguous to the New York Container Terminal
- Quicker distribution to Manhattan, Brooklyn, Queens, and Long Island.

- Approximately 9,000 SF of office, break rooms, lockers
- 18 HVLS fans
- LED lights
- ESFR sprinkler
- 22 EV truck chargers
- 1,000 KW stand-by generator

DEVELOPER

For more than thirty years, Fortune 500 companies have recognized Matrix as a full-service investment developer of planned business parks. Matrix is expanding its presence throughout the Northeast having developed more than 40 million square feet of industrial property. For the fast-moving world of business Matrix Global Logistics Park is a logical move in every respect.



MATRIX

For leasing information, contact: Matrix Development Group
Forsgate Drive • CN4000 • Cranbury, NJ 08512
732-521-2900 www.matrixcompanies.com



NEW YORK
CONTAINMENT
TERMINAL

Richmond Ter

South Ave

Forest Ave

278

South Ave

Arlene St

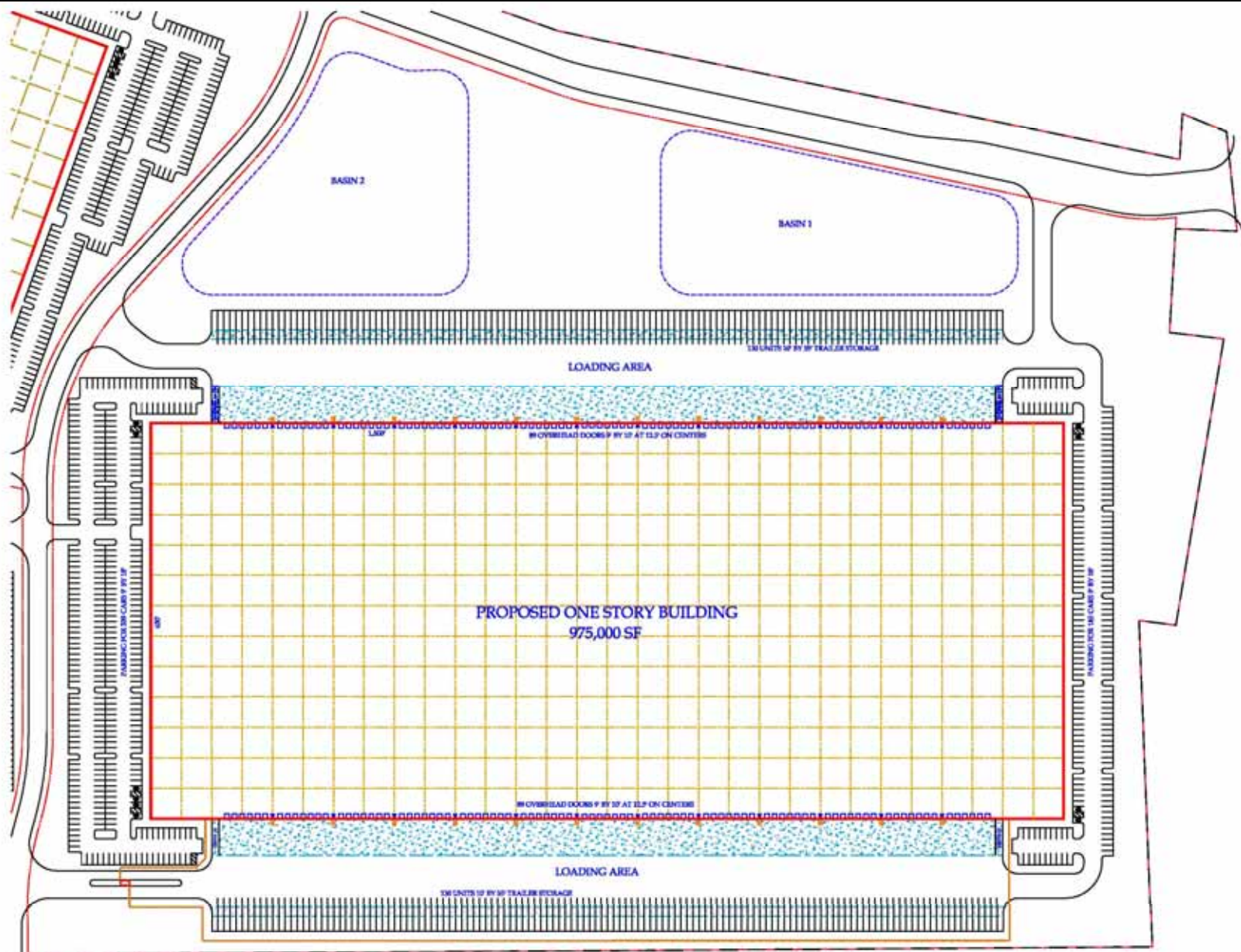
440

Signs Rd

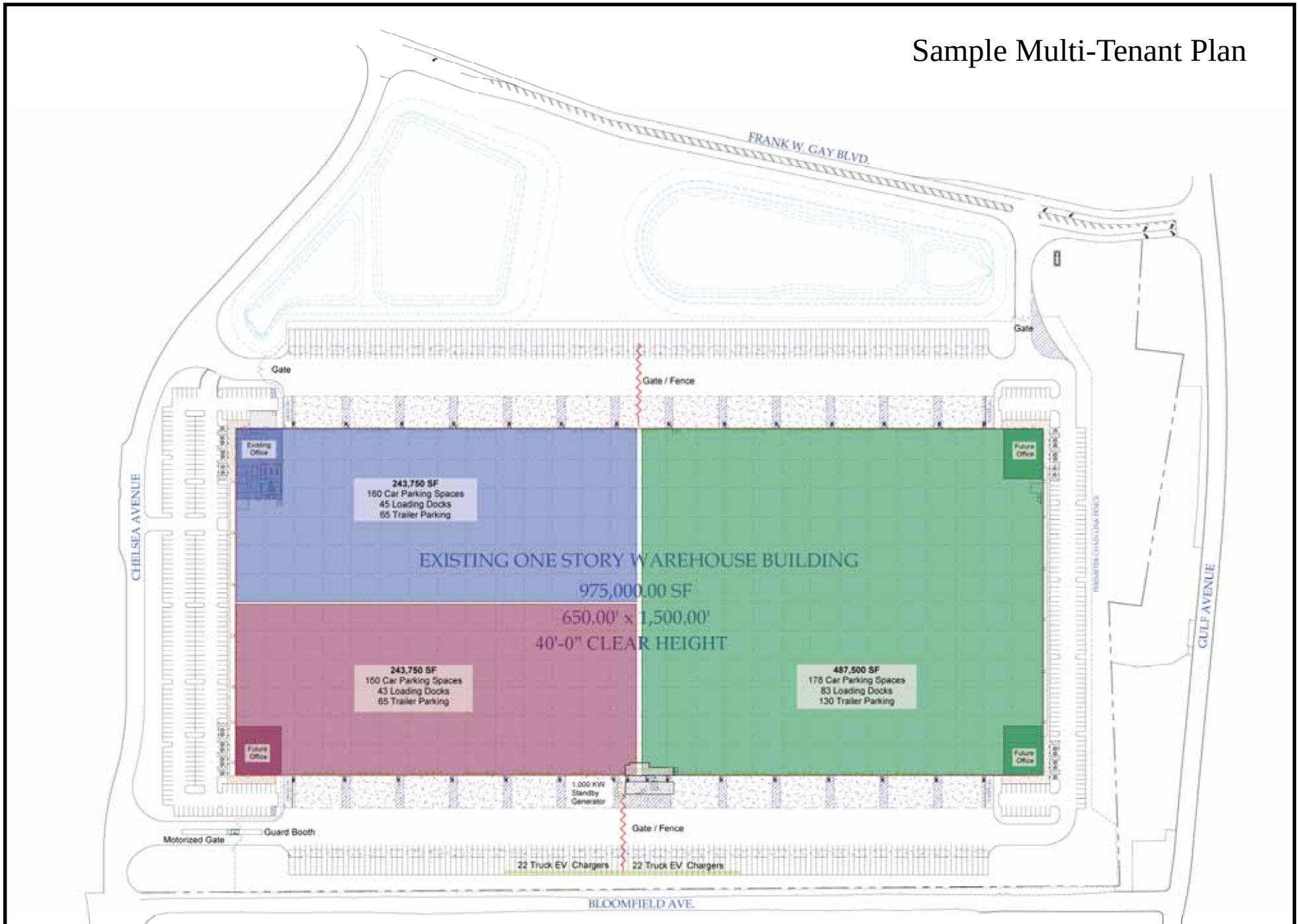


MATRIX

Matrix
Global Logistics Park
Staten Island
586 Gulf Avenue



Sample Multi-Tenant Plan



MATRIX

Matrix Global Logistics Park - Staten Island
586 Gulf Avenue



MATRIX

Matrix
Global Logistics Park
Staten Island
586 Gulf Avenue



KEY ACCESS POINTS

⇄	GOETHALS BRIDGE	4 MILES
✈	NEWARK LIBERTY INT'L AIRPORT	8 MILES
⇄	BAYONNE BRIDGE	8 MILES
⇄	VERRAZZANO-NARROWS BRIDGE	9 MILES
⇄	OUTERBRIDGE CROSSING	11 MILES
⚓	PORT NEWARK/ELIZABETH	15 MILES
⌋	HOLLAND TUNNEL	18 MILES
⌋	LINCOLN TUNNEL	22 MILES
⇄	GEORGE WASHINGTON BRIDGE	27 MILES
✈	JOHN F. KENNEDY INT'L AIRPORT	29 MILES
✈	LAGUARDIA AIRPORT	37 MILES
⚓	PHILAPORT	76 MILES
📍	PHILADELPHIA	82 MILES
🚚	CSX INTERMODAL PHILADELPHIA	87 MILES
✈	PHILADELPHIA INT'L AIRPORT	90 MILES
⚓	PORT OF WILMINGTON	109 MILES



MATRIX

**Matrix
Global Logistics Park
Staten Island
Regional Map**



**Global Logistics Center
Staten Island, NY**



MATRIX

Global Logistics Park - Staten Island



Proximity to Key Locations:

BRIDGES:

Bayonne Bridge - 5 Miles
Brooklyn Bridge - 17 Miles
George Washington Bridge - 28 Miles
Goethals Bridge - 2 Miles
Manhattan Bridge - 17 Miles
Outerbridge Crossing - 14 Miles
Queensboro Bridge - 24 Miles
Triboro Bridge - 30 Miles
Verrazano-Narrows Bridge - 6 Miles
Williamsburg Bridge - 21 Miles

MAJOR ROADS:

BQE/Gowanus - 13 Miles
Garden State Parkway - 12 Miles
Interstate 78 - 9 Miles
Interstate 280 - 18 Miles
L.I.E. (Route 495) - 23 Miles
NJ Turnpike - 3 Miles
Route 440 - 1/2 Mile
Routes 1 & 9 - 4 Miles
Route 278 - 3/4 Mile

PORTS & TERMINALS:

APM Terminal - 9 Miles
Elizabeth Port Authority Marine Terminal - 10 Miles
Global Container Terminal, Bayonne - 15 Miles
Greenville Yards in Jersey City - 15 Miles
Maher Terminal - 10 Miles
New York Container Terminal - 2 Miles
Port Newark - 11 Miles
Red Hook Container - 15 Miles

TUNNELS:

Brooklyn Battery Tunnel - 15 Miles
Holland Tunnel - 18 Miles
Lincoln Tunnel - 23 Miles
Queens Midtown Tunnel - 24 Miles

AIRPORTS:

JFK - 27 Miles
LaGuardia - 27 Miles
Newark - 9 Miles