

Matrix Global Logistics Park - Staten Island

975,000 SF (Divisible)

Available for Lease September 2025

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

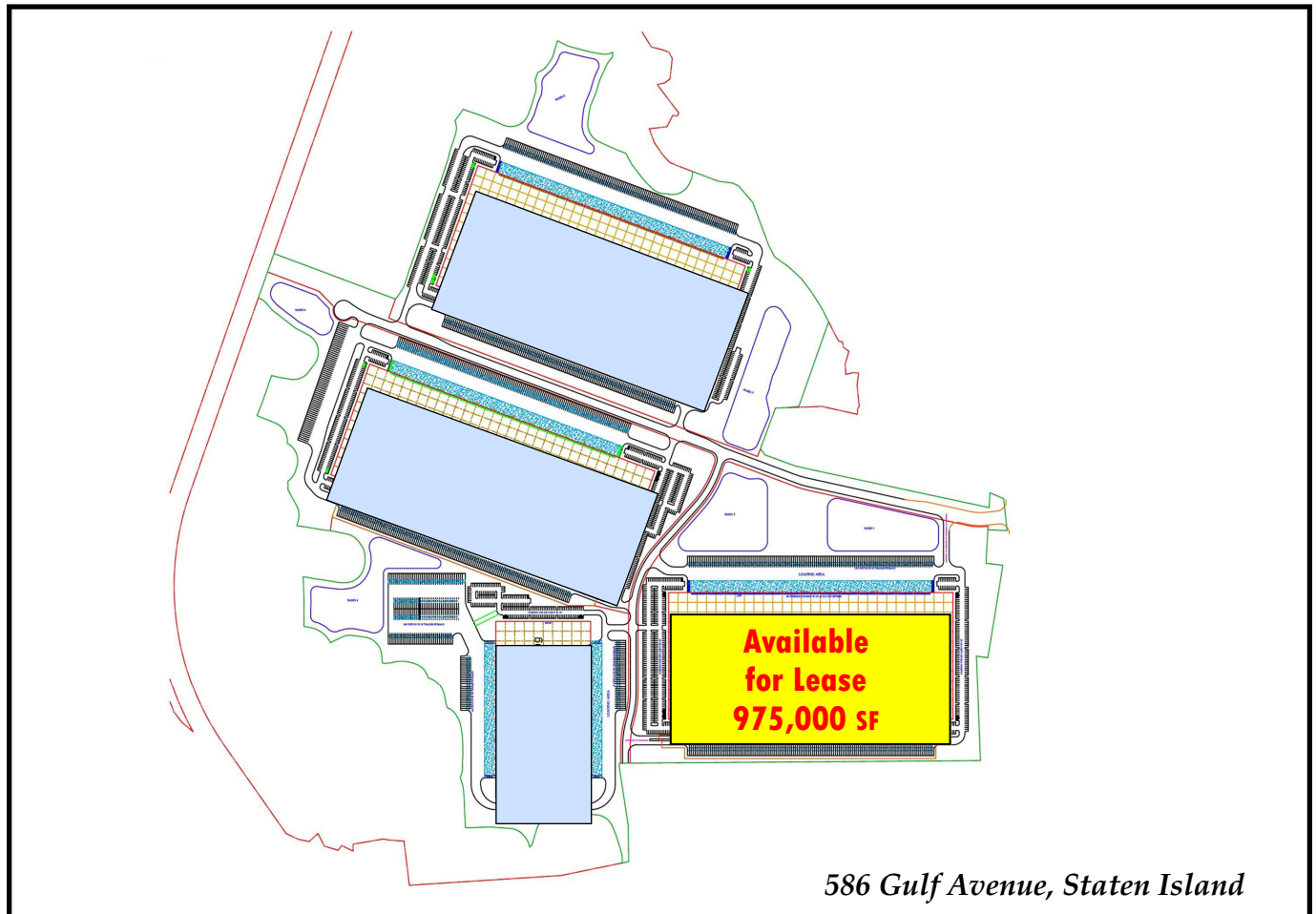
Matrix Global Logistics Park – Staten Island, NY is a four-building, master-planned distribution park that is unique in New York City. Developed from 2017-2020 to strong demand, the Park provides approximately 3.3 million square feet of single-story, 40' clear, class “A” warehouse space. Each building 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
- 174 loading docks and four drive-in doors (1/5,600 SF)
- ___ future loading dock doors (1/___ SF)
- 497 auto parking spaces
- 260 trailer parking spaces (1/3,750 SF)
- Fenced yard with guard house
- Approximately 9,000 SF of office, break rooms, lockers
- Infrastructure for 56 battery chargers
- 18 HVLS fans
- LED lights
- ESFR sprinkler

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.

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.



For leasing information, contact: Matrix Development Group
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