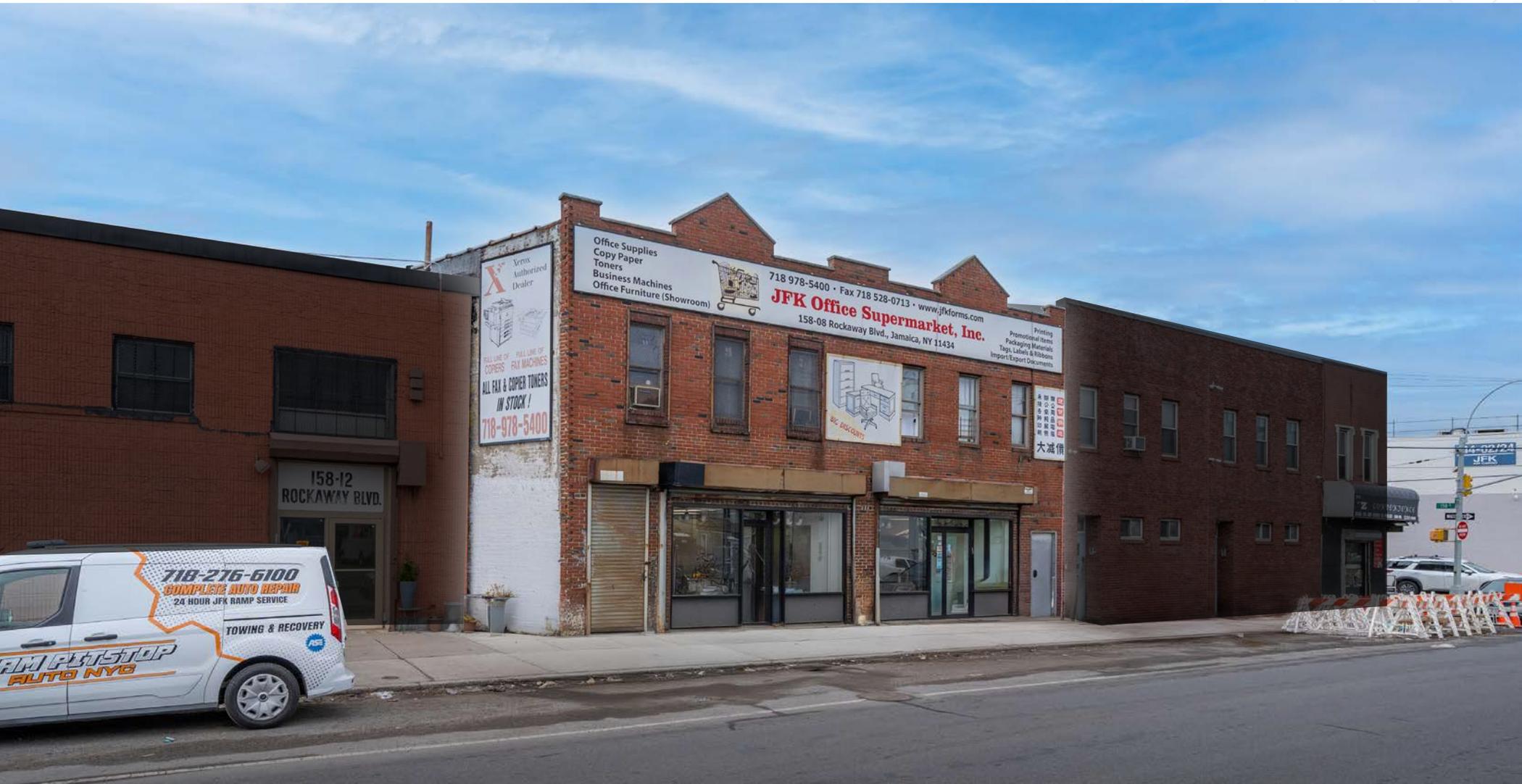


ROCKAWAY BOULEVARD PORTFOLIO

WAREHOUSE, OFFICE, AND RETAIL NEAR JFK

158-08 ROCKAWAY BLVD, 158-10 ROCKAWAY BLVD, 144-11 158TH ST





EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to announce it has been retained on an exclusive basis to arrange the sale of 158-08 Rockaway Boulevard, 158-10 Rockaway Boulevard, and 144-11 158th Street, a three-property mixed-use portfolio located in the Springfield Gardens neighborhood of Queens. The portfolio comprises three tax lots improved with office and warehouse space, as well as two residential apartments. Currently owner-occupied, the properties will be delivered vacant, offering flexibility for investors or owner-users to capture residential income while utilizing a highly functional industrial footprint. Strategically located near JFK Airport, the Belt Parkway, and Interstate 678, the portfolio provides exceptional access to New York City and Long Island within one of the Outer Boroughs' most supply-constrained industrial markets.

INVESTMENT HIGHLIGHTS

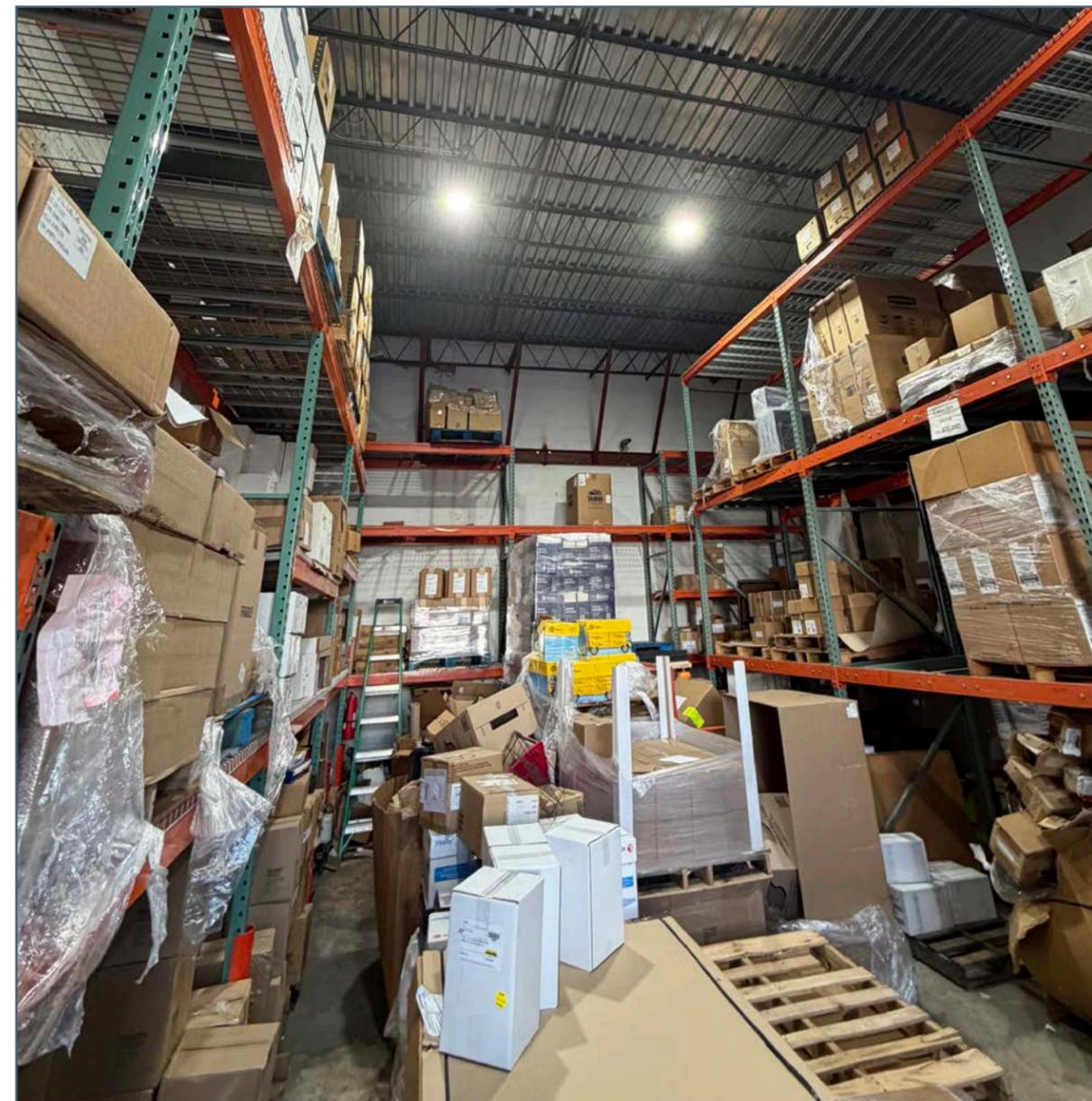
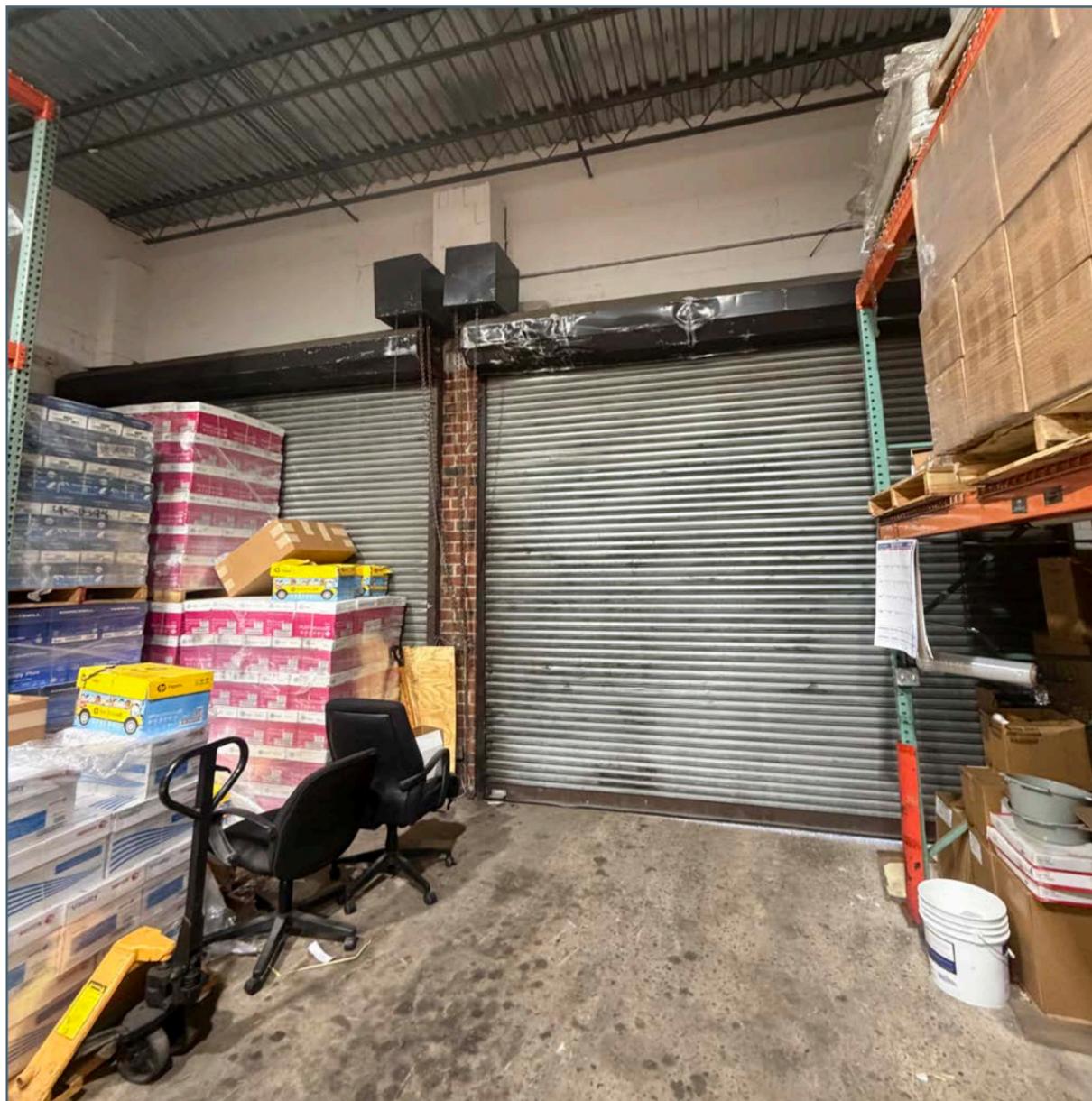
1. Prime Owner-User Opportunity Less Than 5 Minutes From JFK
2. 3 Contiguous Tax Lots
3. 18' Ceilings in Warehouse With 2 Roll Up Doors and Additional Parking
4. 2 Residential Units Providing Additional Income

PROPERTY INFORMATION

| Property Information | | | |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------|---------------------------------------------|
| Address: | 158-08 Rockaway Boulevard Jamaica, NY 11434 | 158-10 Rockaway Blvd Jamaica, NY 11434 | 144-11 158th St Jamaica, NY 11434 |
| Submarket: | Springfield Gardens | Springfield Gardens | Springfield Gardens |
| Block & Lot: | 15013-26 | 15013-26 | 15013-18 |
| Lot Dimensions: | 22' x 93' | 22' x 93' | 32' x 60' |
| Lot SF: | 2,046 SF (approx.) | 2,046 SF (approx.) | 1,920 SF (approx.) |
| Building Information | | | |
| Property Type: | Two Story Retail/Office | Two Story Retail/Office | Warehouse |
| Building Dimensions: | 20' x 55' | 20' x 55' | 28.83' x 50.83' |
| Stories: | 2 | 2 | 1 |
| Total Gross SF: | 2,200 SF (approx.) | 2,200 SF (approx.) | 1,465 SF (approx.) |
| <i>*Warehouse square footage is built into the back of 158-10 and 158-08 Rockaway Boulevard</i> | | | |
| Zoning Information | | | |
| Zoning: | M1-1 | M1-1 | M1-1 |
| Commercial FAR (As-of-Right): | 1.00 | 1.00 | 1.00 |
| Total Buildable SF (As-of-Right): | 2,046 SF (approx.) | 2,046 SF (approx.) | 1,920 SF (approx.) |
| Less Existing Structure: | 2,200 SF (approx.) | 2,200 SF (approx.) | 1,465 SF (approx.) |
| Available Air Rights (As-of-Right): | Overbuilt SF (approx.) | Overbuilt SF (approx.) | 455 SF (approx.) |
| NYC Financial Information (24/25) | | | |
| Total Assessment: | \$142,920 | \$142,920 | \$144,270 |
| Annual Property Tax: | \$15,504 | \$15,504 | \$15,650 |
| Tax Class: | 4 | 4 | 4 |
| Tax Rate: | 10.8480% | 10.8480% | 10.848% |



PHOTOS





LOCATION OVERVIEW

Located in southeastern Queens, Springfield Gardens is a strategically positioned industrial and logistics hub serving the greater New York City metro area. The neighborhood features a concentration of light industrial, warehouse, and service-oriented properties, supported by adjacent residential and commercial uses that provide a stable local workforce.

Springfield Gardens' immediate proximity to John F. Kennedy International Airport makes it an ideal location for air cargo, distribution, and transportation-related users. The area is well connected by major arterial roadways, including the Belt Parkway and Interstate 678, offering efficient access to Brooklyn, Manhattan, and Long Island, as well as direct connectivity to the region's core logistics corridors.

Public transportation access via multiple bus routes, nearby subway connections, and the Long Island Rail Road further enhances workforce accessibility. Combined with limited industrial supply across the Outer Boroughs, Springfield Gardens' infrastructure, location, and functionality position the neighborhood as a highly competitive and increasingly sought-after industrial market.





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