

**168-35 ROCKAWAY BOULEVARD  
SPRINGFIELD, GARDENS, QUEENS 11434**

**ENTIRE BUILDING &  
PARKING LOT FOR LEASE**



**±40,000 RSF  
OFFICE FOR LEASE**

**PRIME SOUTH QUEENS OFFICE JFK  
AIR-CARGO SUBMARKET**

FOR MORE INFORMATION, PLEASE CONTACT:

**FRANK LIGGIO**  
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718 795 7772

**JOE HENTZE JR.**  
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718 510 2100







#### **POSSESSION:**

Fourth Quarter 2023

#### **ASKING RENT:**

Upon Request

#### **SPACE DETAILS:**

- 40,000 Rentable Square Feet
- Former NYS DMV

#### **BUILDING FEATURES:**

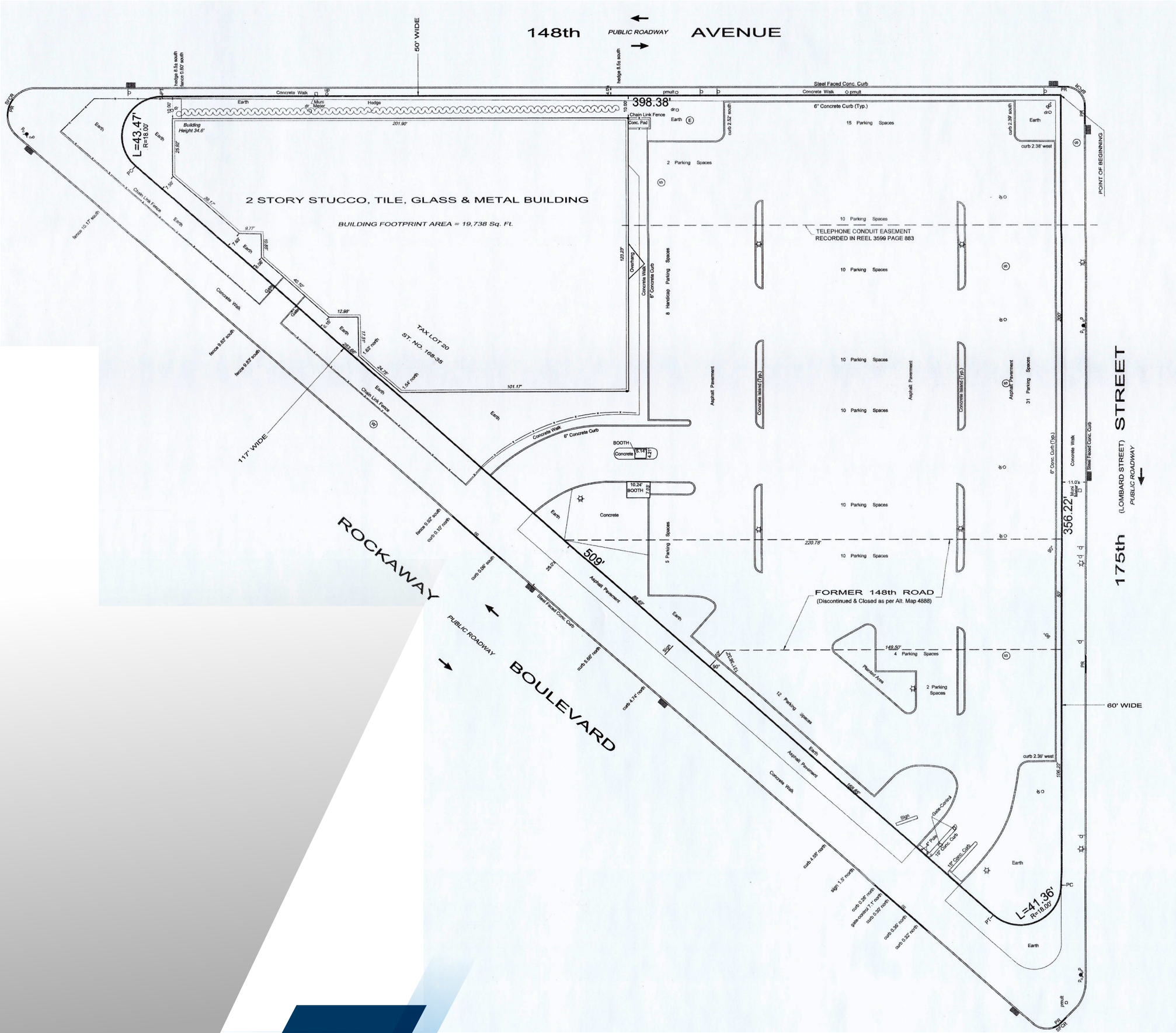
- Entire Building
- Outdoor Parking Included (125 Cars)
- Visibility from Rockaway Blvd.
- Signage Opportunity For Full Building Users

#### **ACCESS:**

Minutes to JFK International Airport, Van Wyck Expressway, Rockaway Blvd., & all connecting highways



FLOOR PLAN





AMENITY MAP



Amenities

- Gyms
- Hotels
- Restaurants
- Shopping

Public Transportation

| Transit/Subway                                 | Drive  | Walk   | Distance   |
|------------------------------------------------|--------|--------|------------|
| Sutphin Blvd/Archer Av/<br>JFK Airport (E/J/Z) | 15 min | 73 min | 3.5 mile   |
| Lefferts Blvd (A)                              | 13 min | 77 min | 3.7        |
| Commuter Rail                                  | Drive  | Walk   | Distance   |
| Locust Manor                                   | 7 min  | 26 min | 1.3 mile   |
| Laurelton Station                              | 7 min  | 34 min | 1.7 mile   |
| Rosedale Station                               | 8 min  | 48 min | 2.4 mile   |
| Airport                                        | Drive  | Walk   | Distance   |
| JFK Int'l Airport                              | 4 min  |        | 2.8 miles  |
| LaGuardia Int'l Airport                        | 20 min |        | 9.6 miles  |
| Newark Int'l Airport                           | 47 min |        | 34.2 miles |





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