

# JFKPARK

160-66 ROCKAWAY BOULEVARD

## 69,088 SF

POWERED LAND  
OPPORTUNITY

AVAILABLE FOR LEASE

UNPARALLELED  
PROXIMITY TO  
JFK AIRPORT

AVAILABLE  
FOR LEASE



OFFERING MEMORANDUM

WILDFLOWER | KBCADVISORS

# TABLE OF CONTENTS

03

EXECUTIVE  
SUMMARY

04

PROPERTY  
OVERVIEW

06

SITE PLANS

07

ACCESS MAPS



AVAILABLE  
FOR LEASE

NASSAU EXPWY

The background image is an aerial photograph of a commercial property. A large, white, L-shaped outline highlights a specific area of the property, which is a parking lot. The text "AVAILABLE FOR LEASE" is overlaid on the image, positioned above the highlighted area. The "NASSAU EXPWY" is labeled in white text along the highway below the property. The surrounding area includes other buildings, roads, and greenery.



# EXECUTIVE SUMMARY

KBC Advisors is pleased to present JFK Park—available for lease for the first time — 69,088-square feet (1.59 acres), of heavy-powered paved land conveniently located one block north of JFK Airport between Rockaway Boulevard and Nassau Expressway in Queens, NY (the “Property”). The Property sits directly adjacent to New York City’s largest public EV charging facility (currently under development and will feature 65 public charging stations upon completion in late 2026).

The Property features direct access to major transportation corridors and unparalleled proximity to one of the nation’s busiest airport hubs. Supported by up to 6 megawatts of power capacity, the Property is well equipped for EV, battery storage, and countless other logistics and airport centric uses.

JFK Park represents a one-of-a-kind opportunity to occupy premier industrial real estate in one of New York City’s most strategic transportation and logistics submarkets.



# PROPERTY OVERVIEW

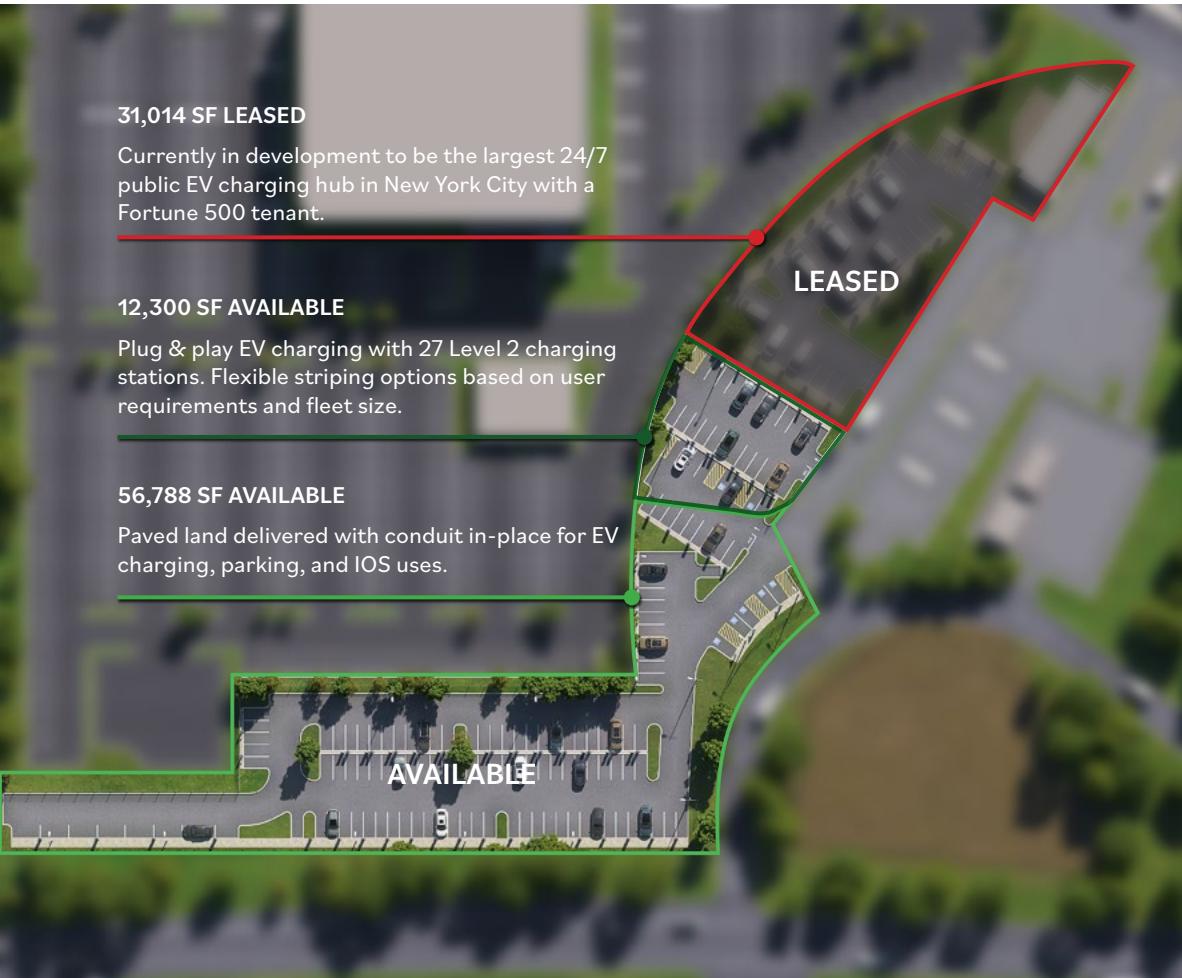
- » ADDRESS: **160-66 ROCKAWAY BOULEVARD, QUEENS, NY, 11434**
- » AVAILABLE AREA FOR LEASE: **69,088 SF (1.59 AC)**
- » LOCATION: **ONE BLOCK NORTH OF JFK AIRPORT BETWEEN ROCKAWAY BLVD AND NASSAU EXPY AT NORTH HANGAR RD**
- » BLOCK / LOT: **14260 / 85**
- » ZONING: **M1-1, INDUSTRIAL BUSINESS ZONE**
- » POWER: **UP TO 6 MW**
- » CURB CUTS: **1\***
- » CONSTRUCTION COMPLETION: **Q4 2026**
- » DELIVERY CONDITIONS: **PAVED, FENCED, LIT, STRIPED, AND UNDERGROUND CONDUIT FOR EV USES**

\*Permits filed for 2nd curb cut, estimated approval end of Q1 2026





# EV PLUG & PLAY OPPORTUNITY



## 31,014 SF LEASED

Currently in development to be the largest 24/7 public EV charging hub in New York City with a Fortune 500 tenant.

## 12,300 SF AVAILABLE

Plug & play EV charging with 27 Level 2 charging stations. Flexible striping options based on user requirements and fleet size.

## 56,788 SF AVAILABLE

Paved land delivered with conduit in-place for EV charging, parking, and IOS uses.

## US EV CHARGING STATION DEMAND THROUGH 2030

ANNUAL STATIONS NEEDED

**58,000 STATIONS/YEAR REQUIRED**

2024 GROWTH RATE

**35,000 STATIONS ADDED - 66% SHORTFALL**

# SITE PLANS

OPTION 1: PASSENGER VEHICLE PARKING



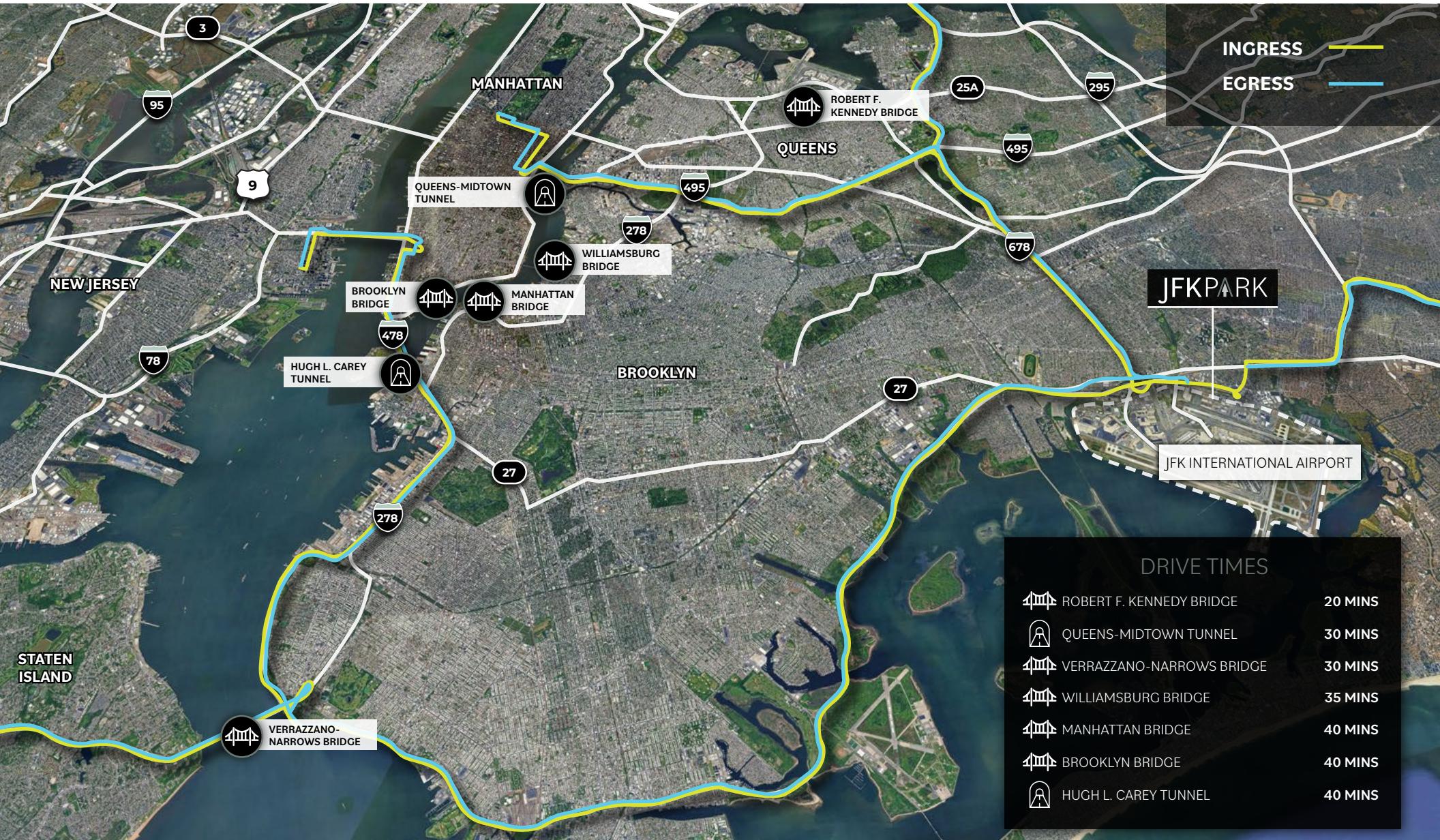
154 PASSENGER VEHICLE STALLS  
146 8.5'X18' STALLS | 8 9'X20' STALLS

OPTION 2: SPRINTER VAN PARKING



65 VAN PARKING STALLS - 11'X27'  
14 VAN STORAGE STALLS - 11'X27'  
32 PASSENGER VEHICLE STALLS - 8.5'X18'

# HIGHWAY ACCESS MAP



# LOCAL ACCESS MAP



# JFK CARGO CORPORATE NEIGHBORS



# JFK PARK

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