

JFK PARK

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



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AVAILABLE
FOR LEASE

NASSAU EXPWY

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*

**AVAILABLE
FOR LEASE**

ROCKAWAY BLVD

> EV PLUG & PLAY OPPORTUNITY



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

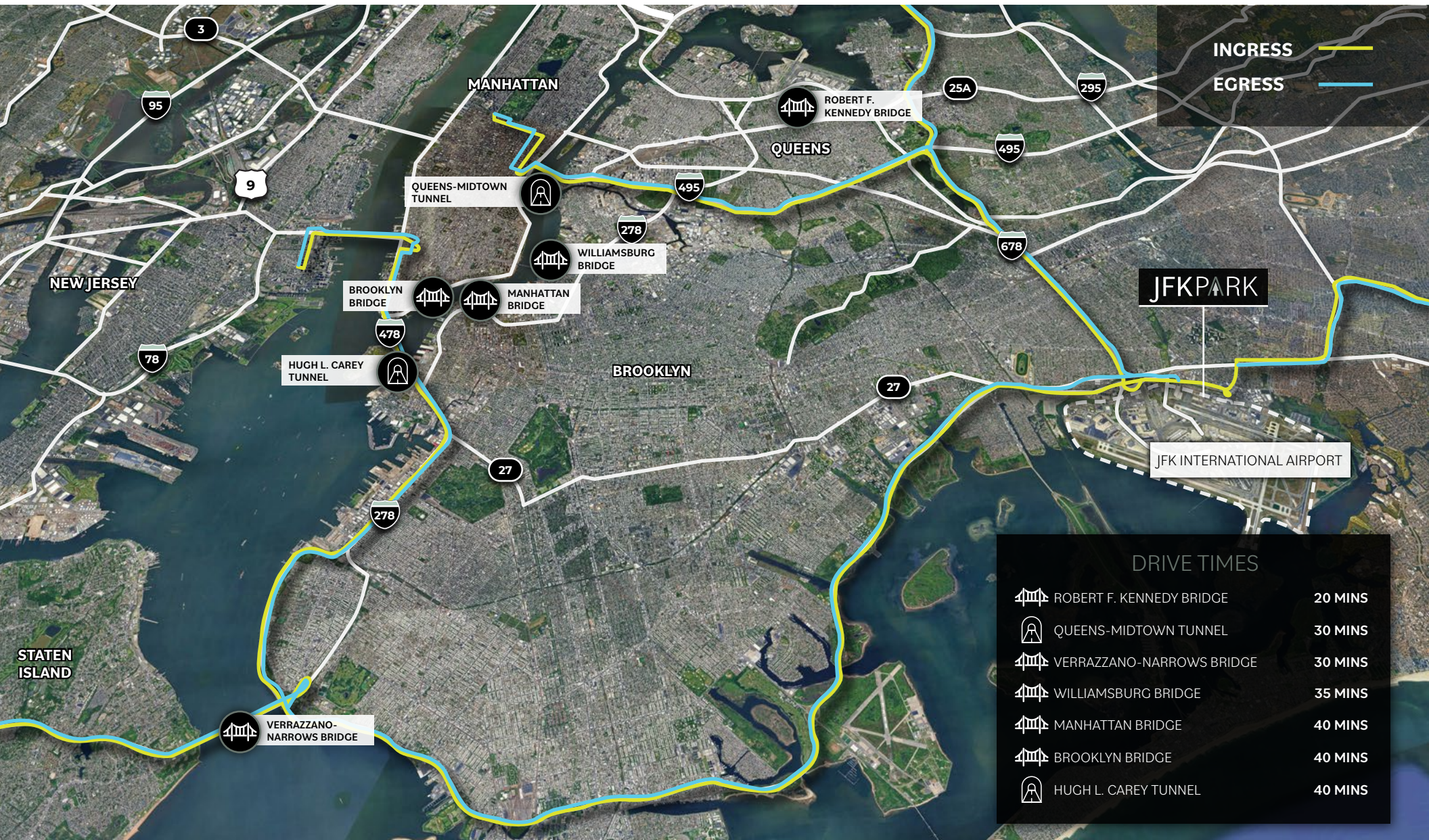


65 VAN PARKING STALLS - 11'X27'

14 VAN STORAGE STALLS - 11'X27'

32 PASSENGER VEHICLE STALLS - 8.5'X18'

HIGHWAY ACCESS MAP



LOCAL ACCESS MAP



JFK CARGO CORPORATE NEIGHBORS

JFK AIRPORT



63M
ANNUAL PASSENGERS



1.6M
SHORT TONS CARGO



14M
GROUND
TRANSPORTATION VOLUME



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JFK PARK

DAVID JOHNSON

+1 917 796 5269

david.johnson@kbcadvisors.com

GABE TEMKIN

+1 206 250 4333

gabe.temkin@kbcadvisors.com

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