

JFK CONDUIT

LOGISTICS CENTER

153-44 SOUTH CONDUIT AVENUE, JAMAICA, NY



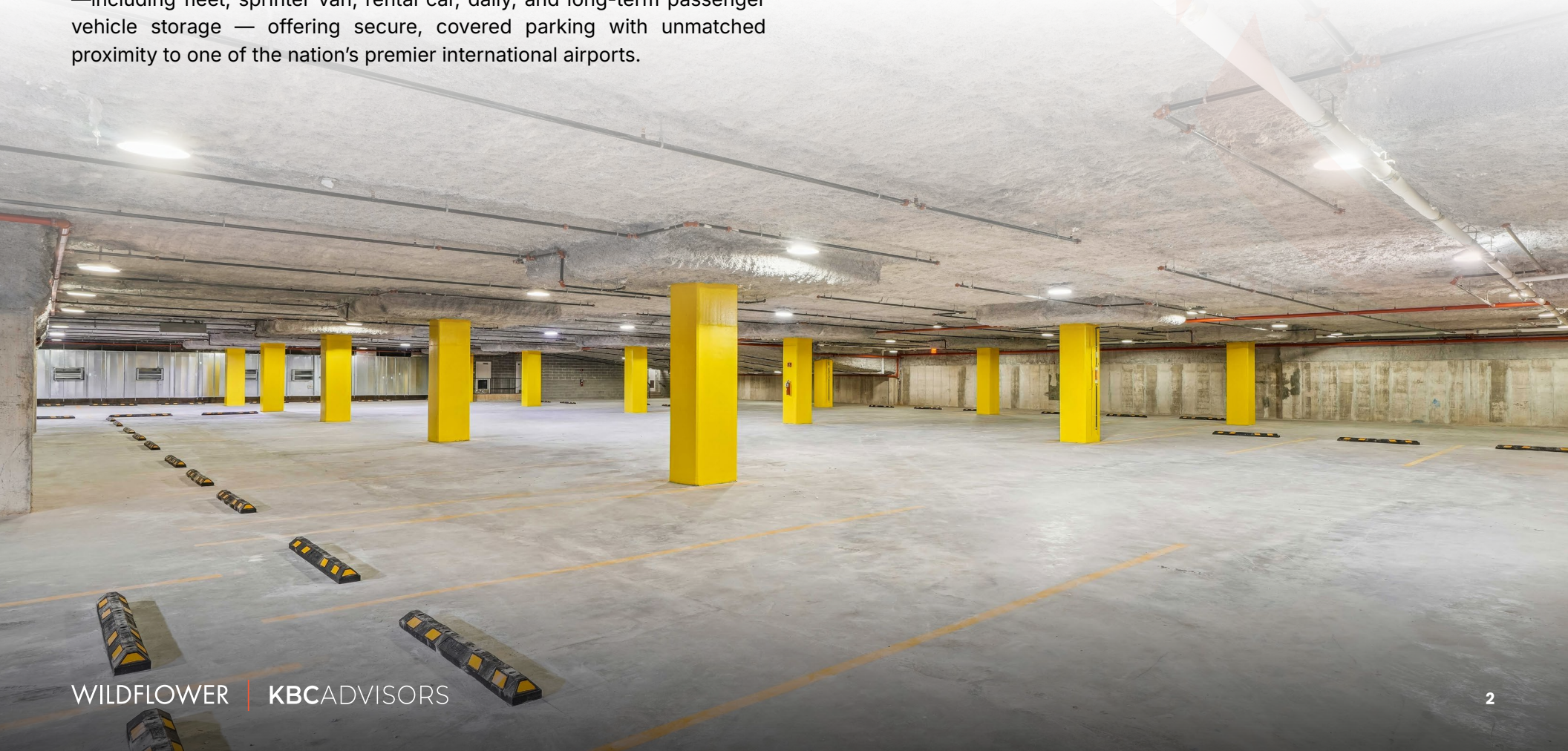
55,300 SF PARKING GARAGE AVAILABLE FOR LEASE

EXECUTIVE SUMMARY

KBC Advisors is pleased to present for lease a 55,300 SF fully secured parking garage. This first generation space benefits from dedicated access via a private ramp along 153rd Place.

Strategically located at 153-44 South Conduit Avenue in Queens, New York, immediately adjacent to John F. Kennedy International Airport, the Property presents a one-of-a-kind opportunity for parking operators of all types—including fleet, sprinter van, rental car, daily, and long-term passenger vehicle storage—offering secure, covered parking with unmatched proximity to one of the nation's premier international airports.

Situated less than one mile from JFK Airport with immediate access to the Belt Parkway, Van Wyck Expressway (I-678), and broader New York City highway network, the subterranean parking garage at JFK Conduit Logistics Center is ideally positioned to facilitate a wide range of parking and vehicle storage operations seeking premier airport-adjacent space with effortless connectivity to the greater New York City metro.



PROPERTY OVERVIEW



ADDRESS
153-44 SOUTH CONDUIT AVENUE, JAMAICA, NY



SUBMARKET
JFK, SOUTH QUEENS



AVAILABLE FOR LEASE
LOWER LEVEL PARKING: ±55,300 SF



YEAR BUILT
2024



COLUMN SPACING
37' 2" X 38' 9 1/2"



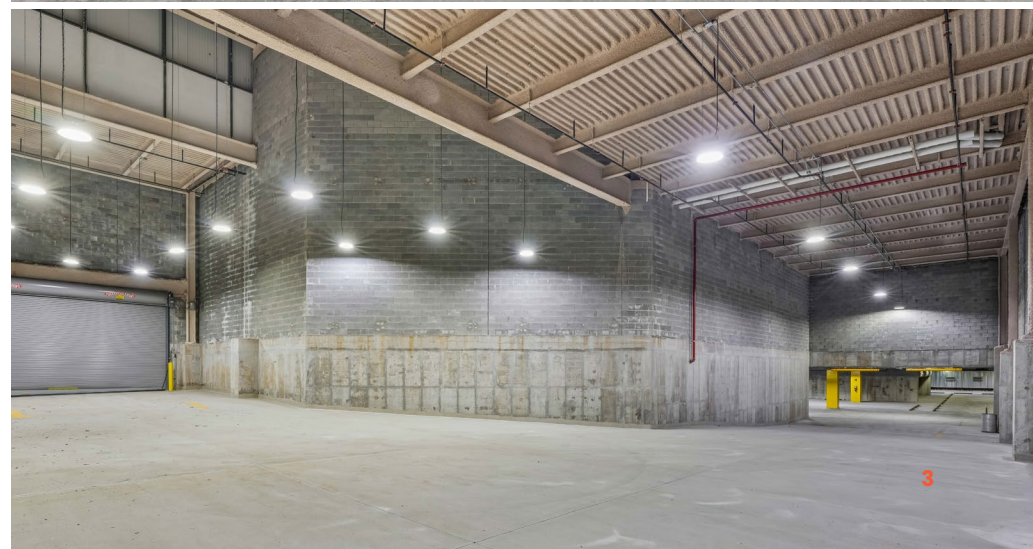
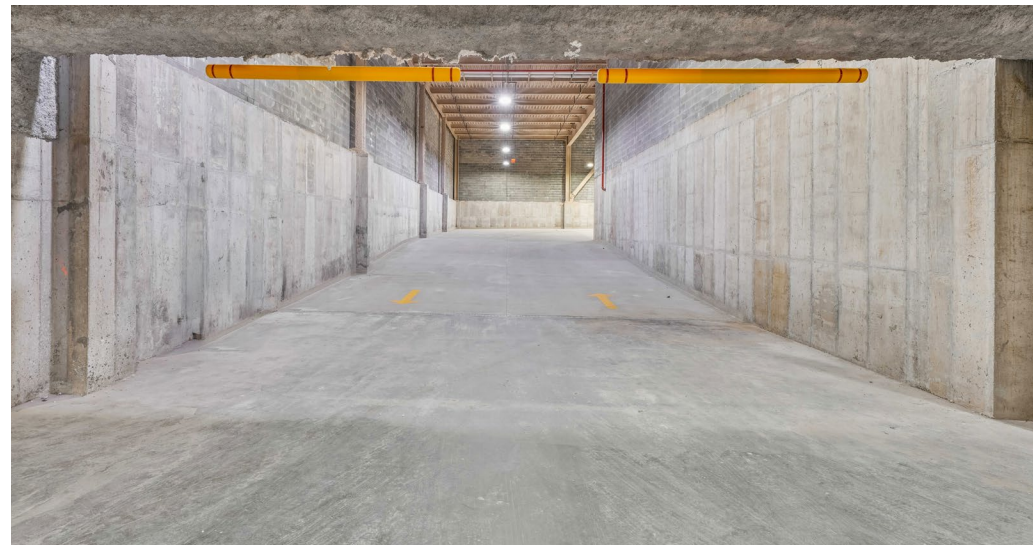
TOTAL PARKING STALLS
CUSTOM STRIPING PLANS AVAILABLE UPON REQUEST



PARKING CLEAR HEIGHT
10' 6"

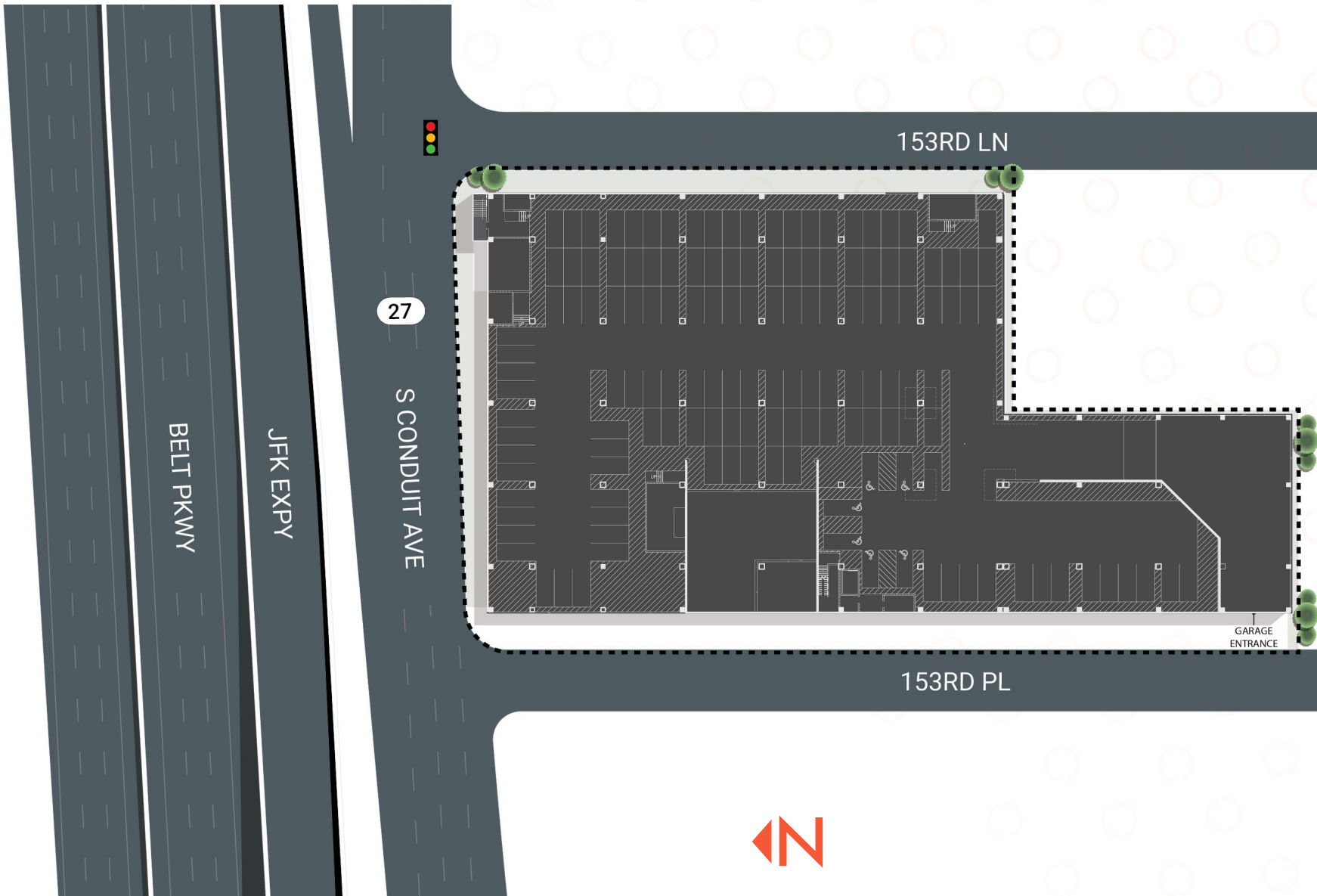


TOTAL BUILDING POWER CAPACITY
4,000 AMPS

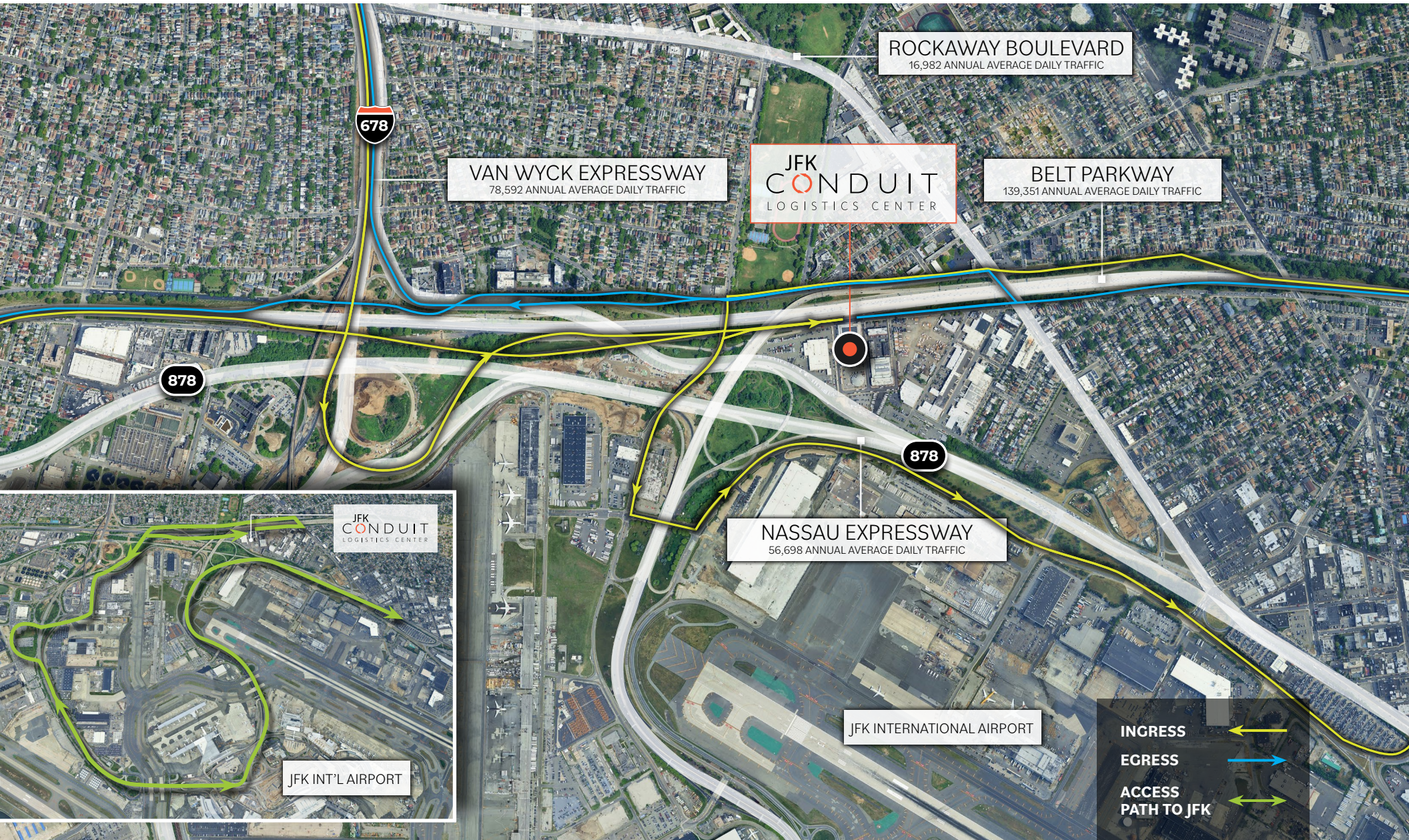


SITE PLANS

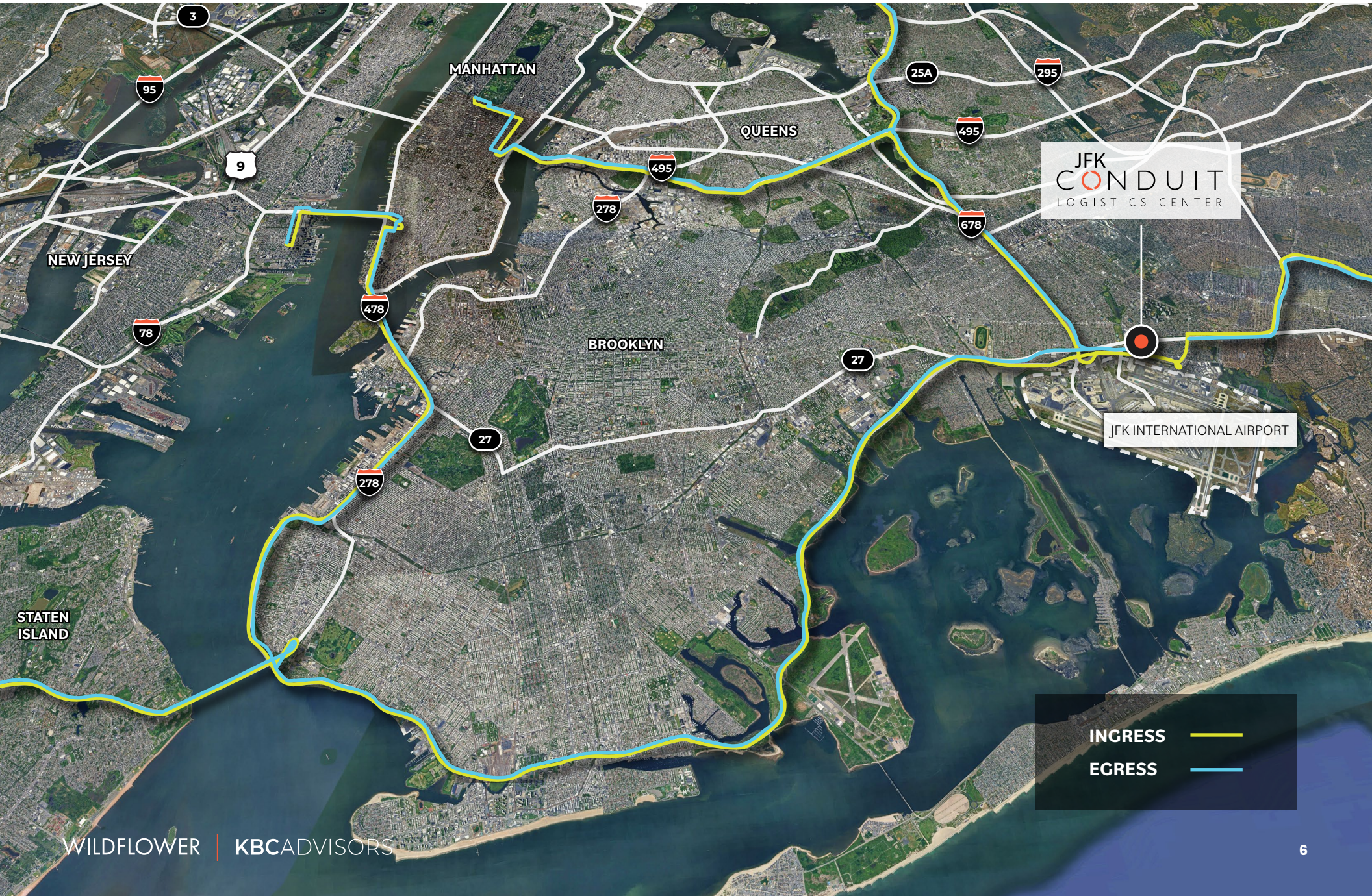
COMMERCIAL GRADE PARKING GARAGE



LOCAL ACCESS MAP



HIGHWAY ACCESS MAP



JFK'S \$19B REDEVELOPMENT SPURS OFF-TARMAC PARKING DEMAND

\$15B




private terminal investment

\$3.9B

roadway upgrades

15,000+

jobs created

-  JFK's redevelopment is actively disrupting roadway infrastructure operations through 2029
-  Multiple rental car companies are being relocated to replacement lots for the duration of construction
-  As development advances, additional displacements are expected — creating sustained demand for nearby operator space

JFK INTERNATIONAL AIRPORT



62M+

passengers



149K

jobs



\$33B

in sales



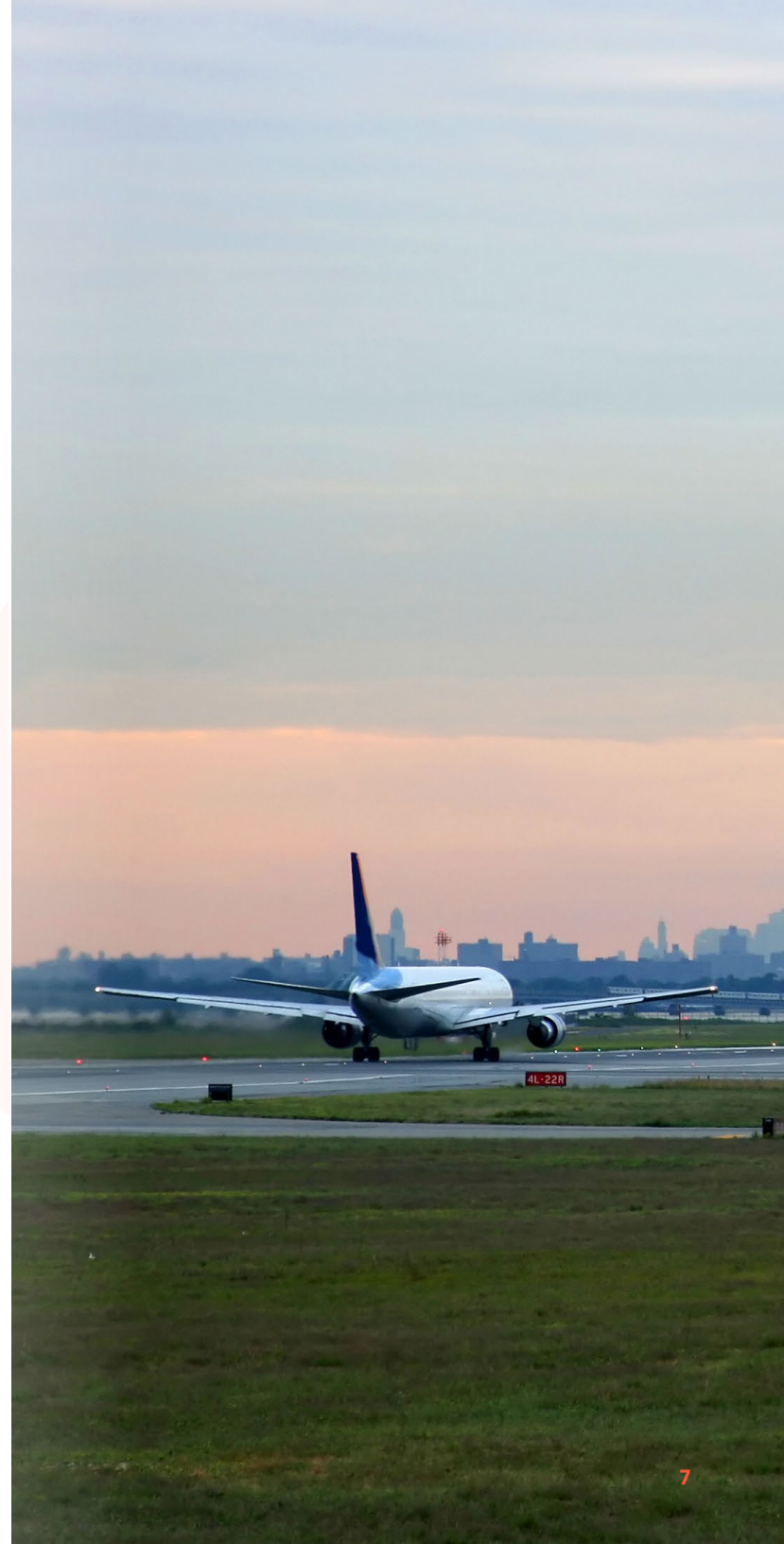
\$314B

in wages



1.6M

short tons of cargo



REGIONAL LABOR POOL

WAREHOUSE WORKERS

\$21.06 AVG. HOURLY EARNINGS

Drive Time	2025 Resident Workers	% Change in Resident Workers (2020-2025)	2025 Net Commuters
30 Min	86,622	-1%	1,945
1 Hour	257,240	2%	13,703
2 Hour	437,408	7%	19,245

FORKLIFT DRIVERS

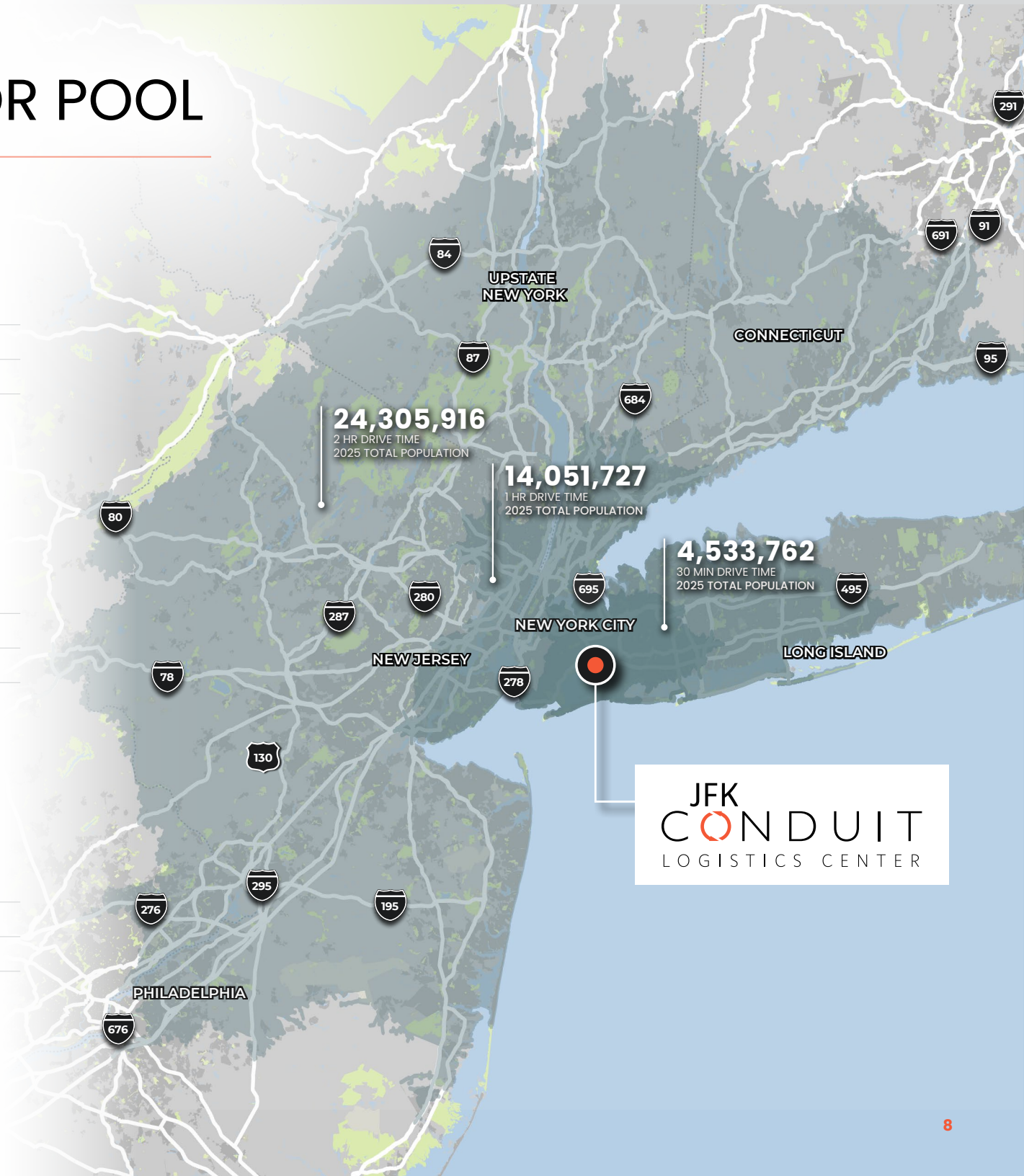
\$23.87 AVG. HOURLY EARNINGS

Drive Time	2025 Resident Workers	% Change in Resident Workers (2020-2025)	2025 Net Commuters
30 Min	5,297	37%	163
1 Hour	16,293	25%	518
2 Hour	29,899	26%	1,147

MANUFACTURERS & FABRICATORS

\$22.49 AVG. HOURLY EARNINGS

Drive Time	2025 Resident Workers	% Change in Resident Workers (2020-2025)	2025 Net Commuters
30 Min	6,579	2%	609
1 Hour	23,221	3%	1,976
2 Hour	49,658	1%	1,936



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