



FRANCIS S. GABRESKI AIRPORT

**KFOK**

Francis S. Gabreski Airport

Building 308

Westhampton Beach, NY 11978

**BRAND NEW DEVELOPMENT**

Opening June 2026



**30,475 SF Aircraft Hangar Facility Available**  
**2,250 SF Connected Office Space Available**  
*Base your aircraft where business takes off*



## PROPERTY HIGHLIGHTS

Modern Aviation is pleased to offer an exclusive leasing opportunity at a brand-new hangar and office facility located at Francis S. Gabreski Airport in Westhampton Beach, New York.

This brand-new facility features approximately 30,475 SF of heated hangar space and 2,250 SF of office space with a flexible layout designed to support a wide range of business aviation operations. Ideal for corporate flight departments, Part 91 and Part 135 operators, aviation service providers, and office users seeking direct airfield access.

- ✓ Newly constructed hangar facility
- ✓ Direct access to ramp
- ✓ 28' hangar door clearance
- ✓ Attached Class A office space
- ✓ Climate-controlled heated hangar space
- ✓ Direct access to hangar from parking lot
- ✓ Newly renovated FBO terminal facility
- ✓ Adjacent to U.S. Customs office

## GENERAL INFORMATION

**FBO Hours of Operation:**  
0700-2300 - After Hours Available

**Max Runway Length:**  
9,000 Feet

U.S. Customs & Border Protection Office Onsite

## COMMUTES

- Manhattan: 15 Minute Helicopter Ride
- LaGuardia Airport: 72 Miles
- JFK Airport: 69 Miles
- Newark Airport: 99 Miles
- Teterboro Airport: 85 Miles







# Welcome Home

## Modern Aviation Tenancy Program

### *An exclusive program for our based customers.*

At Modern Aviation, we value the trust you place in us when you choose to base your aircraft at one of our network locations. Guided by our values of **C.A.R.I.N.G.**, our mission is simple yet powerful: to provide you with the best experience, every visit. That's why we created the **Modern Aviation Tenancy Program** – an initiative designed exclusively for our based customers.

As a tenant at Modern Aviation, you'll enjoy exceptional value, operational advantages, and a strong sense of community at all our locations in the network. Our promise is to make every arrival feel like *coming home*, to deliver the highest standards of safety, reliability, and to build a long-term partnership that strengthens your overall experience with Modern Aviation.

## Network Program Benefits

- Preferred Fuel Pricing - discounts on standard contract tiers at all locations
- Reduced Facility Fee - discount off retail rates
- Priority access to transient hangar space (subject to availability)
- Enjoy the convenience of Hertz President's Circle™ status

*Schedule a private tour or request  
detailed specifications by  
contacting our team.*

*Access the Hamptons from a premier aviation facility.*

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