

A CUSHMAN & WAKEFIELD NYC LOGISTICS & INDUSTRIAL SERVICES LEASING OPPORTUNITY

INWOOD LOGISTICS CENTER

@ JFK INTERNATIONAL AIRPORT

INIP DRIVE | INWOOD, NEW YORK

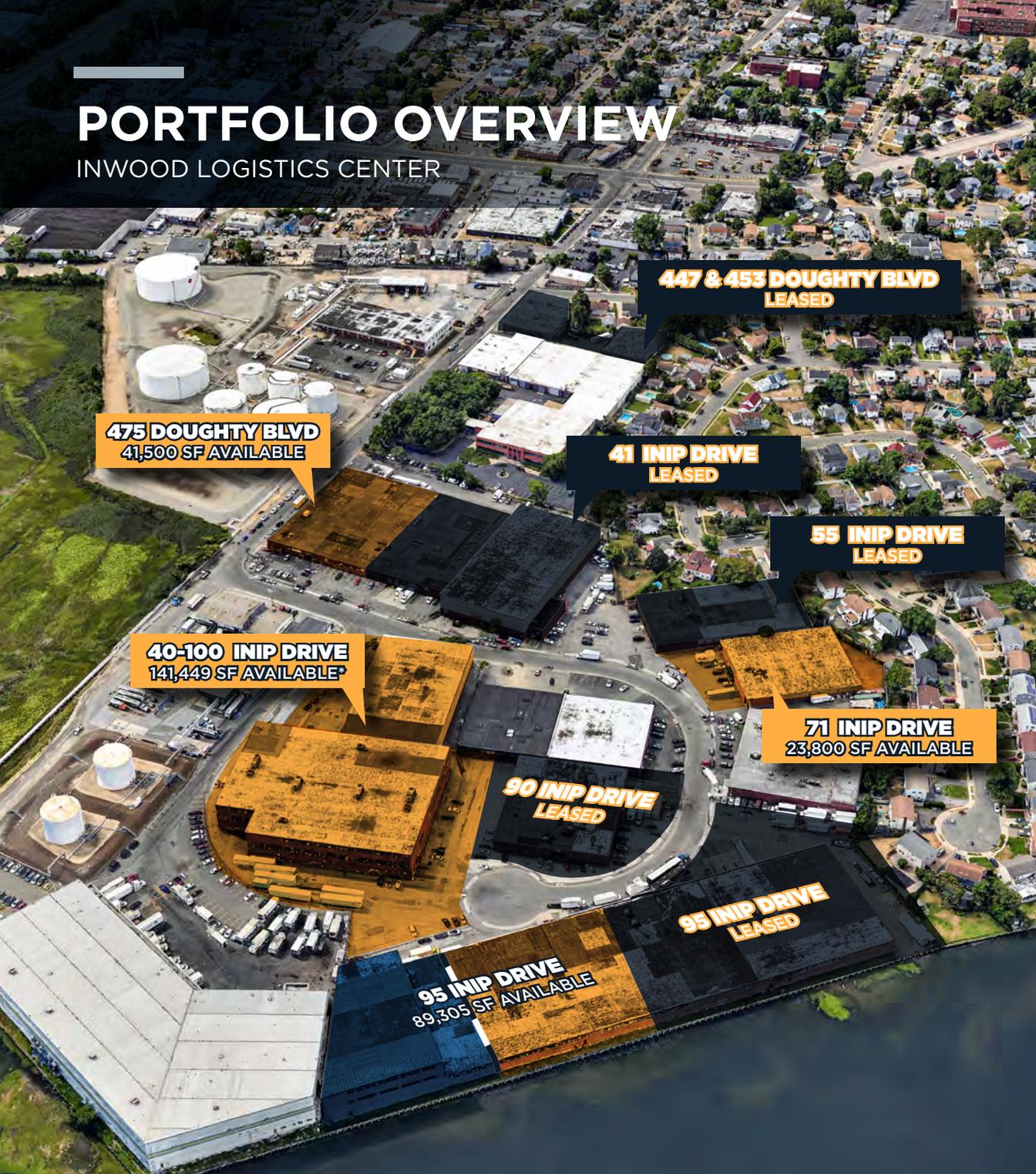
LARGE BLOCK INDUSTRIAL SPACE AT THE GATEWAY TO
NEW YORK CITY BY JFK INTERNATIONAL AIRPORT

FOR IMMEDIATE LEASE



PORTFOLIO OVERVIEW

INWOOD LOGISTICS CENTER



PORTFOLIO SPECIFICATIONS

95 INIP DRIVE | EXPANDABLE TO 137,390 SF Q2 2026

BUILDING SIZE:	137,390 SF
AVAILABLE SF:	89,305 SF (Divisible)
CEILING HEIGHT:	15'5" - 24'
LOADING DOCKS:	5 Docks
DRIVE-IN DOORS:	1 Drive-in
COLUMN SPACING:	30' x 25'
POWER:	800 Amps
OCCUPANCY:	Immediate

40-100 INIP DRIVE

BUILDING SIZE:	141,449 SF
AVAILABLE SF:	87,129 SF Ground 54,320 SF 2nd Floor*
CEILING HEIGHT:	25'5" - 37'
LOADING DOCKS:	7 Docks
DRIVE-IN DOORS:	2 Drive-Ins
COLUMN SPACING:	30' x 30' 30' x 25'
POWER:	600 Amps/3 Phase 1,600 Amps/3 Phase
OCCUPANCY:	Immediate

71 INIP DRIVE

BUILDING SIZE:	23,800 SF
AVAILABLE SF:	23,800 SF
CEILING HEIGHT:	14'6"
LOADING DOCKS:	1 Dock
DRIVE-IN DOORS:	1 Drive-in
COLUMN SPACING:	35' x 28'
POWER:	600 Amps
OCCUPANCY:	Immediate

475 DOUGHTY BOULEVARD

BUILDING SIZE:	78,151 SF
AVAILABLE SF:	41,500 SF
CEILING HEIGHT:	16'
LOADING DOCKS:	4 Docks
DRIVE-IN DOORS:	1 Drive-in
COLUMN SPACING:	TBD
POWER:	TBD
OCCUPANCY:	Immediate

PORTFOLIO SITE PLAN



PORTFOLIO OVERVIEW



Truck Friendly Design



Flexible Options for Custom Needs



Up to 137,390 SF Available Q2 2026



Ample On-Site Parking



Access to 9.7M Residents Within 15 mi



Flexibility & Optionality



Prime Long Island Location, JFK Adjacent

AVAILABLE SPACES & SPECIFICATIONS

95 INIP DRIVE	
137,390 SF	
AVAILABILITY	RSF
1st Floor	71,305
2nd Floor	18,000
Docks Doors	Ceiling Ht
5 1	15'5" - 24'

40-100 INIP DRIVE	
141,449 SF	
AVAILABILITY	RSF
1st Floor	87,129
2nd Floor	54,320*
Docks Doors	Ceiling Ht
7 2	25'5" - 37'

71 INIP DRIVE	
23,800 SF	
AVAILABILITY	RSF
1st Floor	23,800
Docks Doors	Ceiling Ht
1 1	14'6"

475 DOUGHTY BLVD	
78,151 SF	
AVAILABILITY	RSF
1st Floor	41,500
Docks Doors	Ceiling Ht
4 1	16'

JFK ✈️ ACCESSIBILITY

 **JFK INTERNATIONAL AIRPORT**

 **JFK SERVICE ENTRANCES**



INWOOD LOGISTICS CENTER

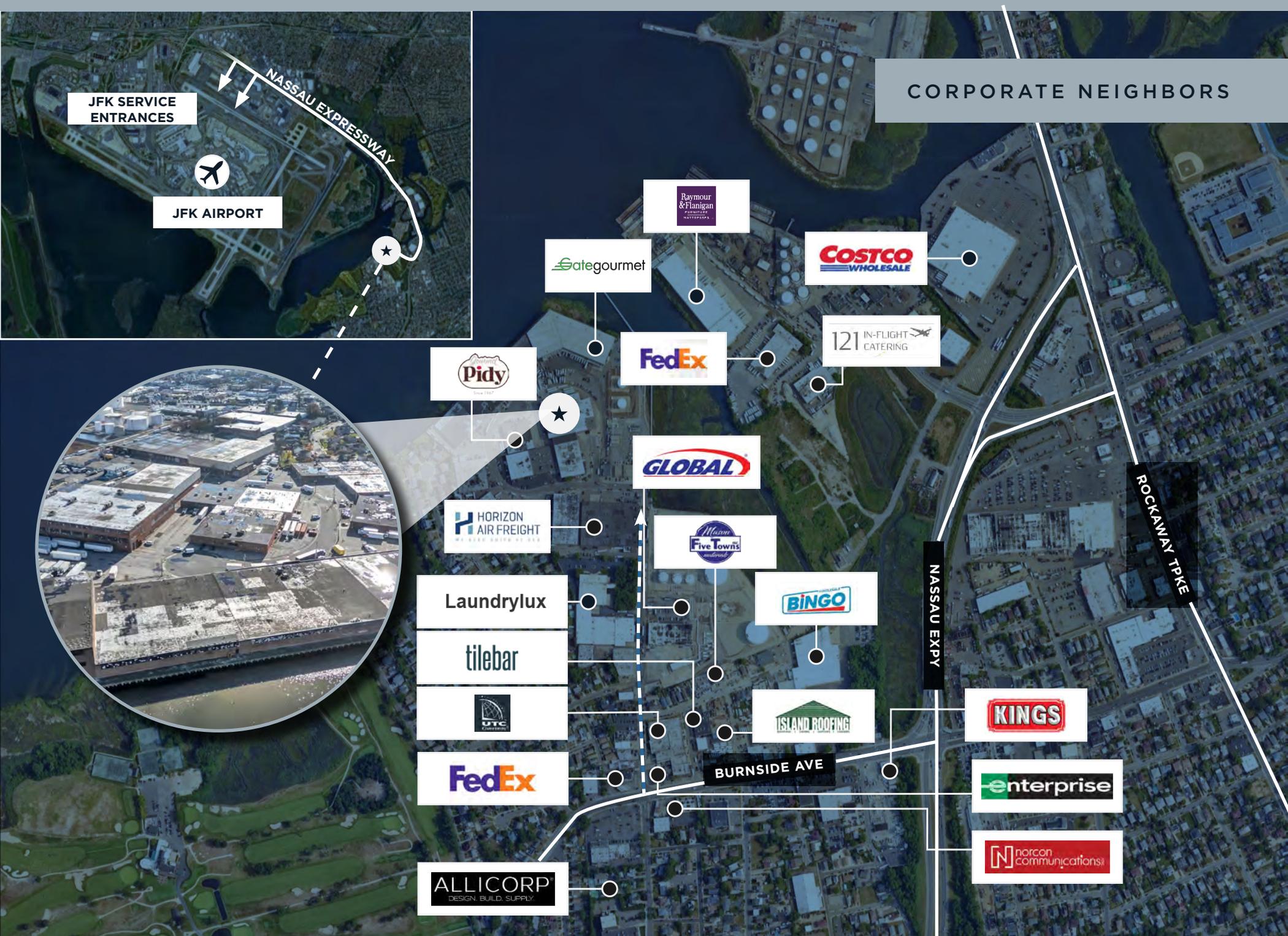
↑ TO ROUTE I-678 NORTHBOUND

↓ FROM ROUTE I-678 SOUTHBOUND



DRIVE DISTANCE	CONSUMERS	POPULATION	AVG HH INCOME
10 MILES	1,432,796	2,373,742	\$138,660
20 MILES	5,570,171	11,164,915	\$149,186
30 MILES	7,811,243	15,011,033	\$153,004

CORPORATE NEIGHBORS



JFK SERVICE ENTRANCES

JFK AIRPORT

NASSAU EXPRESSWAY

Pidy

Gate Gourmet

Raymour & Flanigan

COSTCO WHOLESALE

FedEx

121 IN-FLIGHT CATERING

GLOBAL

HORIZON AIR FREIGHT

Mason Five Towns

Laundrylux

BINGO

tilebar

UTC

ISLAND ROOFING

KINGS

FedEx

BURNSIDE AVE

enterprise

ALLICORP
DESIGN. BUILD. SUPPLY.

norcon communications

NASSAU EXPY

ROCKAWAY TPKE



40 INIP DRIVE



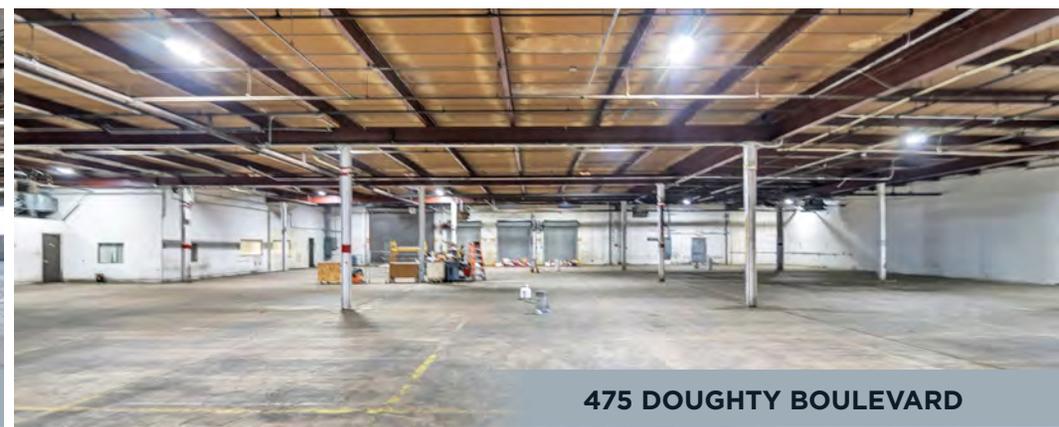
71 INIP DRIVE



95 INIP DRIVE



100 INIP DRIVE



475 DOUGHTY BOULEVARD



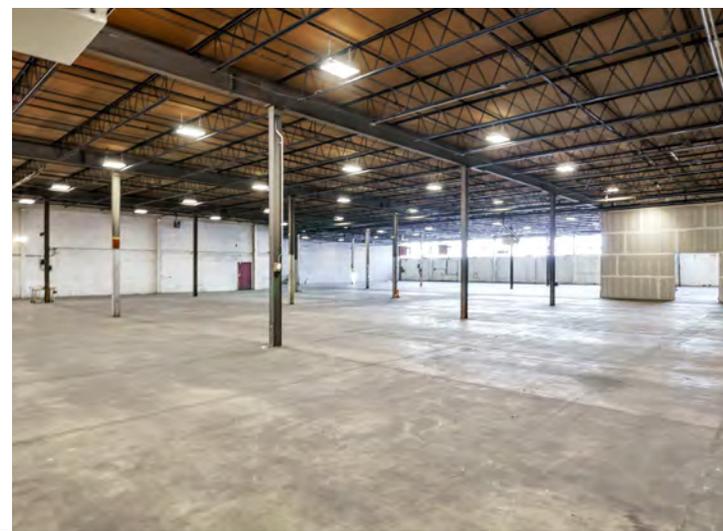
71 INIP DRIVE



40 INIP DRIVE



100 INIP DRIVE



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