

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**



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



**INWOOD  
LOGISTICS  
CENTER**

↑ TO ROUTE I-678  
NORTHBOUND

PENINSULA BLVD

878

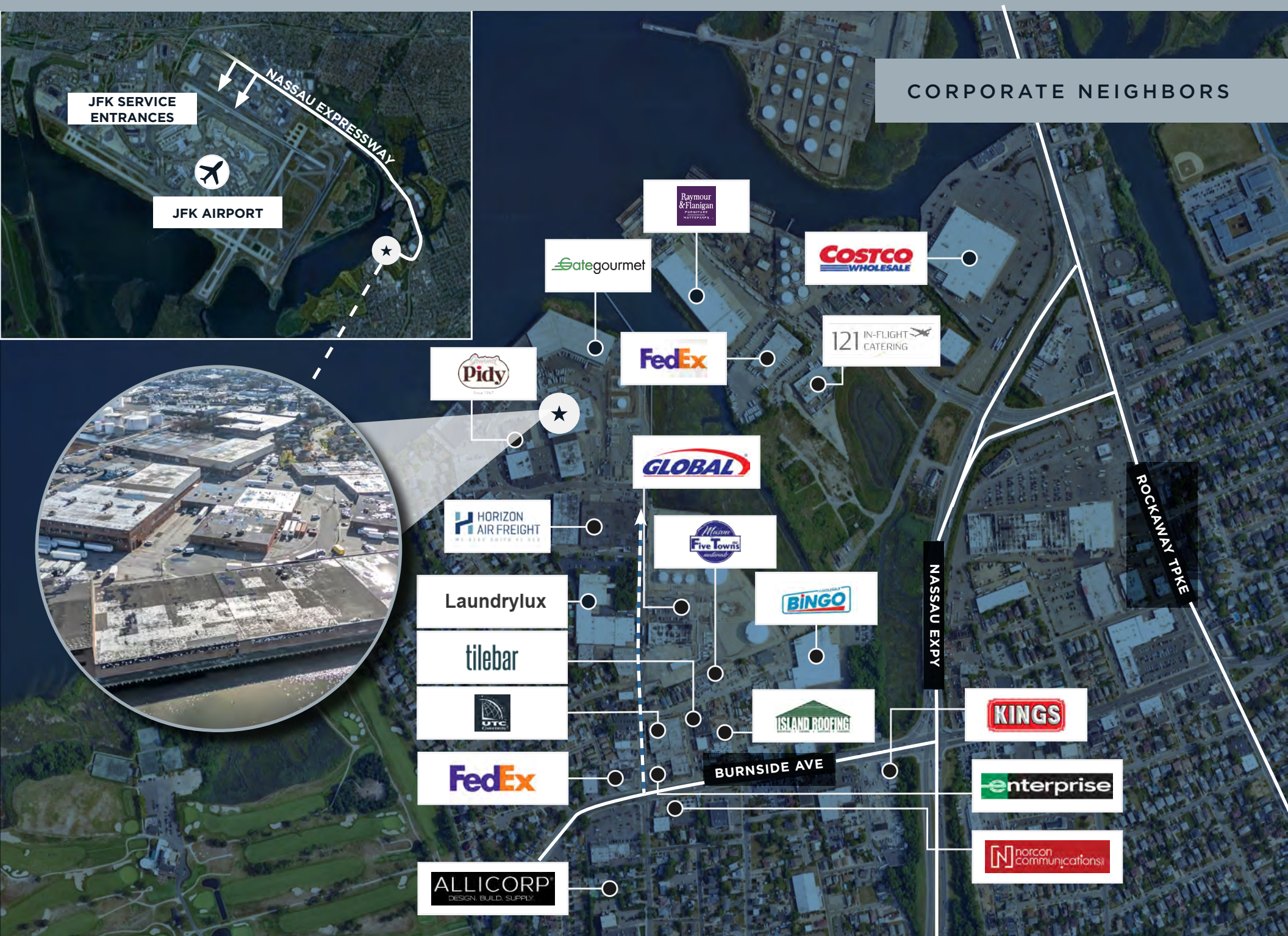
BURNSIDE AVE

NASSAU EXPY

878

↓ FROM ROUTE I-678  
SOUTHBOUND





CORPORATE NEIGHBORS

JFK SERVICE  
ENTRANCES

JFK AIRPORT

NASSAU EXPRESSWAY

Gate Gourmet

Raymour  
& Flanigan

COSTCO  
WHOLESALE

121 IN-FLIGHT  
CATERING

FedEx

Pidy

GLOBAL

HORIZON  
AIR FREIGHT

Mason  
Five Towns

Laundrylux

tilebar

BINGO

ISLAND ROOFING

KINGS

enterprise

norcon  
communications

FedEx

ALLICORP  
DESIGN BUILD SUPPLY

BURNSIDE AVE

NASSAU EXPY

ROCKAWAY TPKE





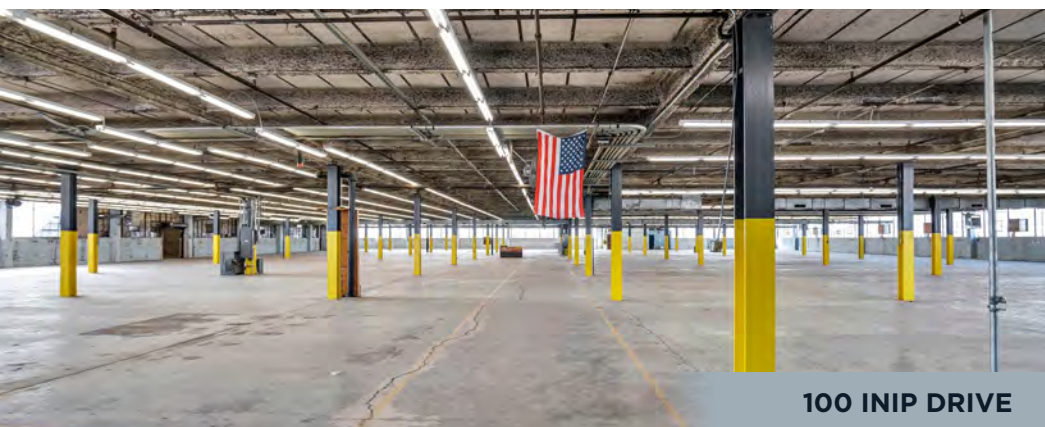
**40 INIP DRIVE**



**71 INIP DRIVE**



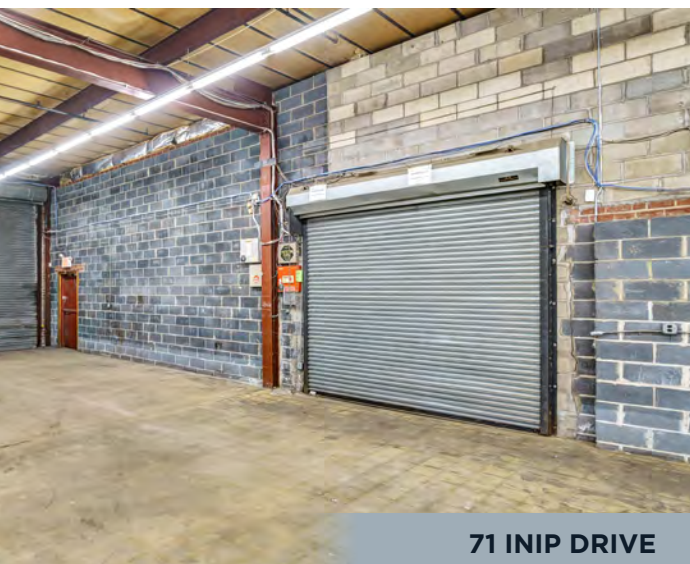
**95 INIP DRIVE**



**100 INIP DRIVE**



**475 DOUGHTY BOULEVARD**



**71 INIP DRIVE**

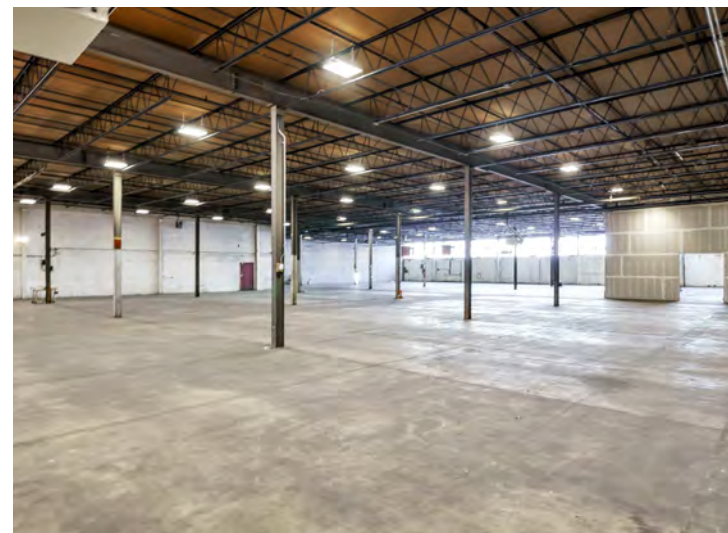


**40 INIP DRIVE**



**100 INIP DRIVE**





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