



CUSHMAN &
WAKEFIELD



INWOOD LOGISTICS CENTER

AT JFK INTERNATIONAL AIRPORT

FOR IMMEDIATE LEASE



CAMPUS OVERVIEW

95 INIP DRIVE	
BUILDING SIZE:	137,390 SF
AVAILABLE WAREHOUSE:	45,437 SF
AVAILABLE LAND:	8,000 SF
CEILING HEIGHT:	15'5" - 24'
LOADING DOCKS:	3 (Can add 3 additional)
DRIVE-IN DOORS:	1
COLUMN SPACING:	30' x 25'
POWER:	800 Amps
OCCUPANCY:	Immediate
40-100 INIP DRIVE	
BUILDING SIZE:	141,449 SF
AVAILABLE WAREHOUSE:	87,129 SF
AVAILABLE LAND:	TBD
CEILING HEIGHT:	25'5" - 37'
LOADING DOCKS:	7
DRIVE-IN DOORS:	2
COLUMN SPACING:	30' x 30' 30' x 25'
POWER:	600 Amps
OCCUPANCY:	Immediate
71 INIP DRIVE	
BUILDING SIZE:	23,800 SF
AVAILABLE WAREHOUSE:	23,800 SF
AVAILABLE LAND:	13,000 SF
CEILING HEIGHT:	14'6"
LOADING DOCKS:	1
DRIVE-IN DOORS:	1
COLUMN SPACING:	35' x 28'
POWER:	600 Amps
OCCUPANCY:	Immediate
475 DOUGHTY BOULEVARD	
BUILDING SIZE:	78,151 SF
AVAILABLE WAREHOUSE:	41,500 SF
AVAILABLE LAND:	10,500 SF
CEILING HEIGHT:	16'
LOADING DOCKS:	4
DRIVE-IN DOORS:	1
COLUMN SPACING:	30' x 30'
POWER:	1,200 Amps
OCCUPANCY:	Immediate

95 INIP DRIVE



BUILDING

45,437 SF GROUND



PARKING

8,000 SF



LOADING

3 DOCKS
1 DRIVE-IN



HIGHLIGHTS

ABILITY TO ADD 3
ADDITIONAL LOADING DOCKS
BRAND NEW ROOF
AVAILABLE IMMEDIATELY
BONUS 18,000 SF AVAILABLE
ON 2ND FLOOR



CLEAR HEIGHT

15'5" - 24'



COLUMN SPACE

30' X 25'



POWER

800 AMPS



40 & 100 INIP DRIVE



BUILDING

87,129 SF GROUND



CLEAR HEIGHT

25'5" - 37'



PARKING

151 CAR SPACES
8 TRAILER DROPS



LOADING

7 DOCKS
2 DRIVE-INS



HIGHLIGHTS

3-SIDE LOADING DOCK
CONFIGURATION WITH 70', 89',
& 150' TRUCK COURT DEPTHS

DEDICATED AREA FOR
OVERNIGHT TRAILER PARKING

ROOM FOR +8 DOCKS/DOORS



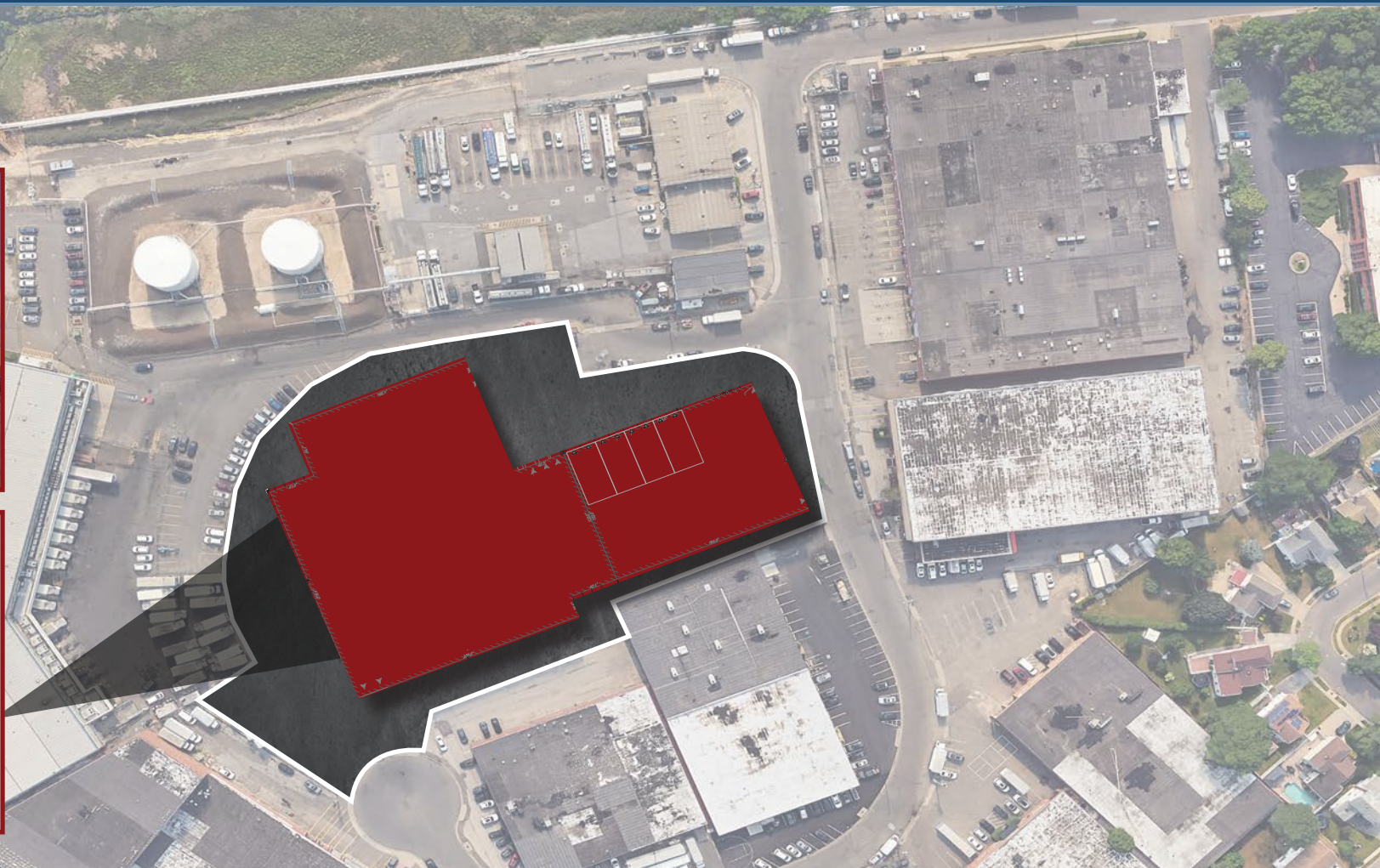
COLUMN SPACE

30' X 30' | 30' X 25'



POWER

600 AMPS



100 INIP DRIVE (PROPOSED)



BUILDING

54,320 SF GROUND



PARKING

73 CAR SPACES
27 TRAILER DROPS



LOADING

16 DOCKS



HIGHLIGHTS

DELIVERED WITH A NEW
FENCED-IN, SECURED TRUCK
COURT



CLEAR HEIGHT

25'5"



COLUMN SPACE

25' X 25'

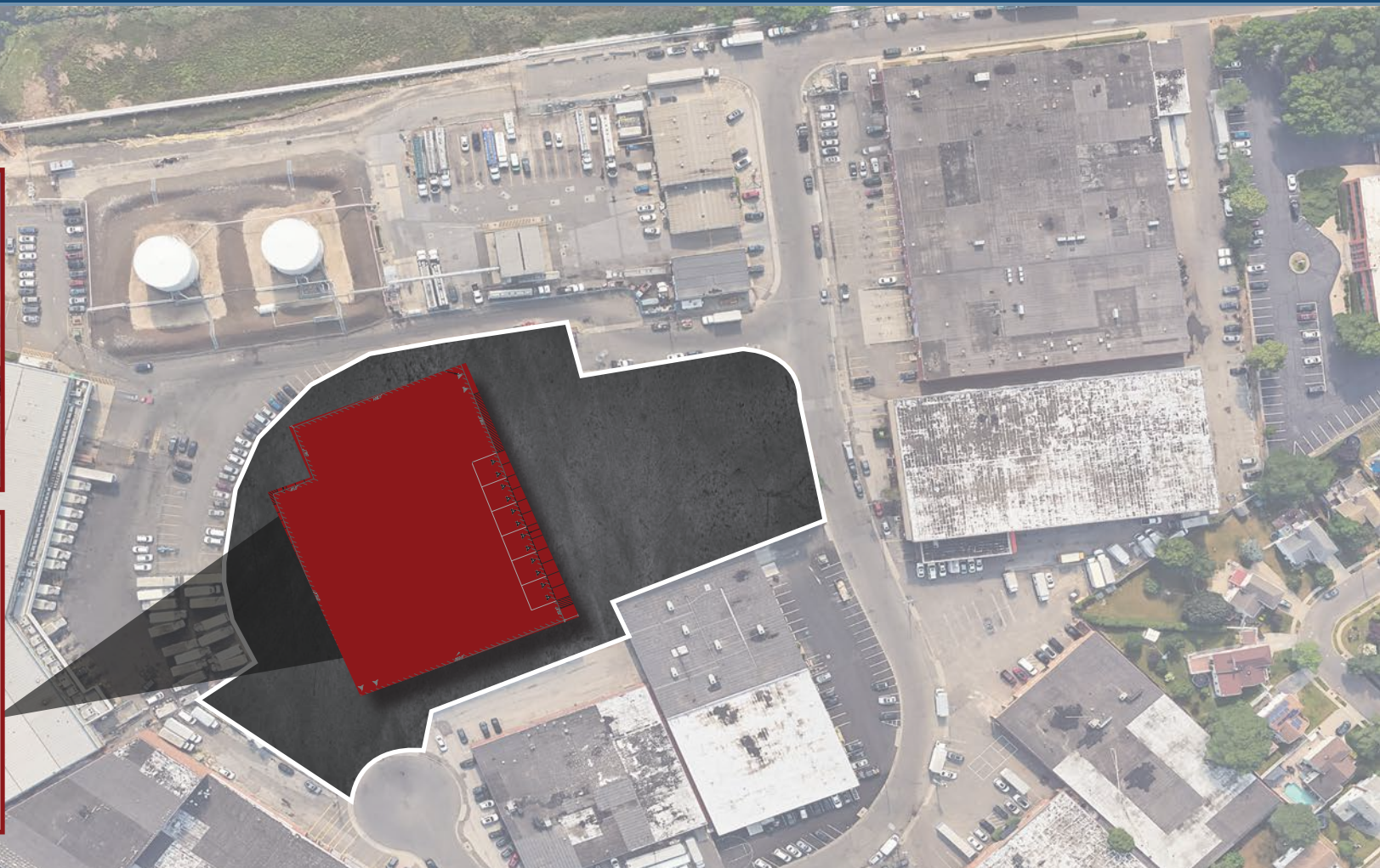


POWER

1,600 AMPS

IDEAL "COUNTERCLOCKWISE"
TRUCK FLOW

INQUIRE FOR MORE DETAILS



71 INIP DRIVE



BUILDING

23,800 SF GROUND



PARKING

13,000 SF



LOADING

1 DOCK
1 DRIVE-IN



HIGHLIGHTS

FREE STANDING WAREHOUSE
MOVE-IN READY
FINISHED OFFICE SPACE



CLEAR HEIGHT

14'6"



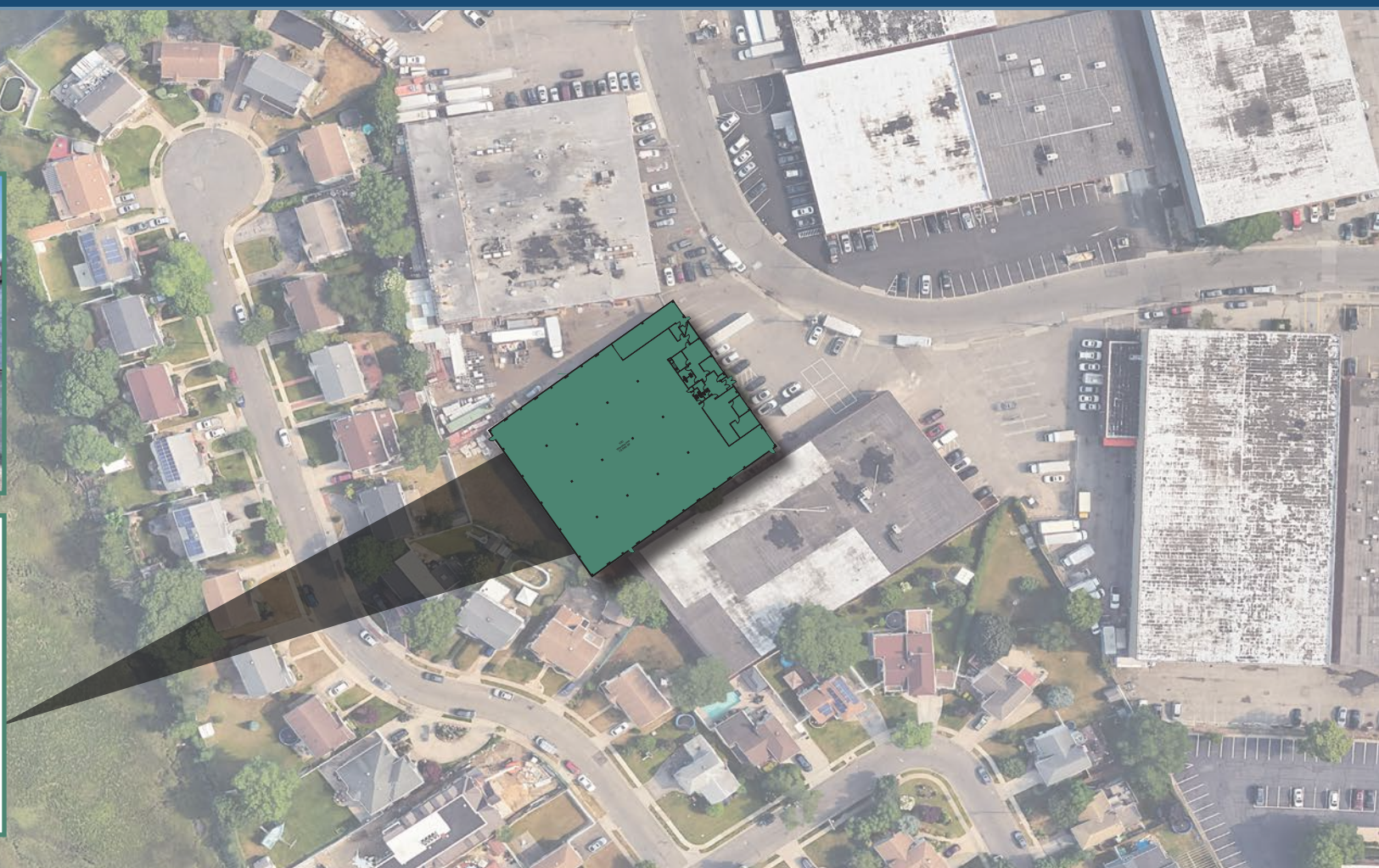
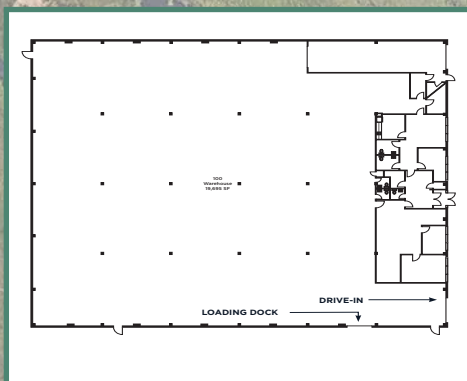
COLUMN SPACE

35' X 28'



POWER

600 AMPS



475 DOUGHTY BOULEVARD



BUILDING

41,500 SF GROUND



PARKING

10,500 SF



LOADING

4 DOCKS
1 DRIVE-IN



HIGHLIGHTS

FINISHED OFFICE SPACE
DEDICATED ON-SITE PARKING



CLEAR HEIGHT

16'



COLUMN SPACE

30' X 30'

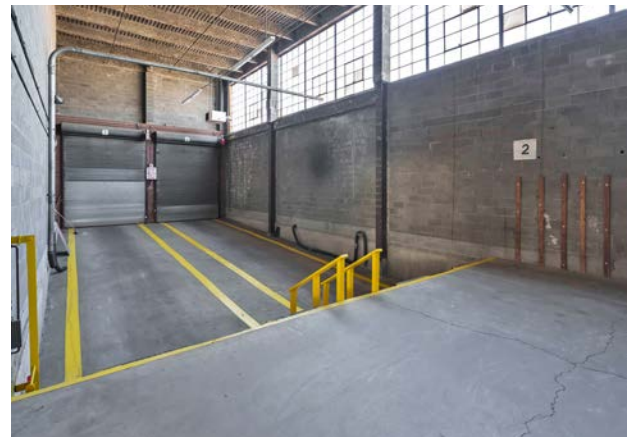
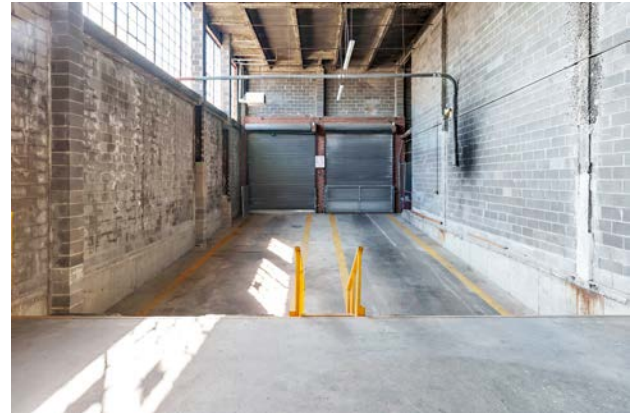


POWER

1,200 AMPS



PROPERTY PHOTOS



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

BURNSIDE AVE

NASSAU EXPY

**↓ FROM ROUTE I-678
SOUTHBOUND**

CORPORATE NEIGHBORS INWOOD LOGISTICS CENTER





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