

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



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

BUILDING SIZE:	137,390 SF
AVAILABLE SPACE:	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

100 INIP DRIVE

BUILDING SIZE:	108,640 SF
AVAILABLE SPACE:	108,640 SF (Divisible)
CEILING HEIGHT:	1st Floor: 25'6" 2nd Floor: 12'
LOADING DOCKS:	4 Docks
DRIVE-IN DOORS:	N/A
COLUMN SPACING:	30' x 25'
POWER:	1,600 Amps/ 3 Phase
OCCUPANCY:	Immediate

40 INIP DRIVE

BUILDING SIZE:	32,809 SF
AVAILABLE SPACE:	32,809 SF
CEILING HEIGHT:	37'
LOADING DOCKS:	3 Docks
DRIVE-IN DOORS:	2 Drive-ins
COLUMN SPACING:	30' x 30'
POWER:	600 Amps/ 3 Phase
OCCUPANCY:	Immediate

71 INIP DRIVE

BUILDING SIZE:	23,800 SF
AVAILABLE SPACE:	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 SPACE:	41,500 SF
CEILING HEIGHT:	16'
LOADING DOCKS:	4 Docks
DRIVE-IN DOORS:	1 Drive-in
COLUMN SPACING:	TBD
POWER:	TBD
OCCUPANCY:	April 2025

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'

100 INIP DRIVE

108,640 SF

AVAILABILITY	RSF
1st Floor	54,320
2nd Floor	54,320
Docks Doors	Ceiling Ht
4 0	12' - 25'6"

40 INIP DRIVE

32,809 SF

AVAILABILITY	RSF
1st Floor	30,096
2nd Floor	2,713
Docks Doors	Ceiling Ht
3 2	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 Height
4 1	16'

JFK ACCESSIBILITY



**JFK
INTERNATIONAL
AIRPORT**



**JFK
SERVICE
ENTRANCES**



878

ROCKAWAY TPKE

↑ TO ROUTE I-678
NORTHBOUND

878

**INWOOD
LOGISTICS
CENTER**

DOUGHTY BLVD

BURNSIDE AVE

NASSAU EXPY

878

↓ 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



JFK SERVICE
ENTRANCES

JFK AIRPORT

NASSAU EXPRESSWAY

CORPORATE NEIGHBORS

Gate Gourmet

Raymour
& Flanigan
FURNITURE
MATTRESS

COSTCO
WHOLESALE

FedEx

121 IN-FLIGHT
CATERING

Pidy
Since 1957

GLOBAL

HORIZON
AIR FREIGHT
WE KEEP SHIPS AT SEA

Mason
Five Towns
hardware

Laundrylux

BINGO

tilebar

UTC
Overhead

FedEx

ISLAND ROOFING

KINGS

enterprise

norcon
communications

ALLICORP
DESIGN BUILD SUPPLY

BURNSIDE AVE

NASSAU EXPY

ROCKAWAY TPKE



40 INIP DRIVE



71 INIP DRIVE



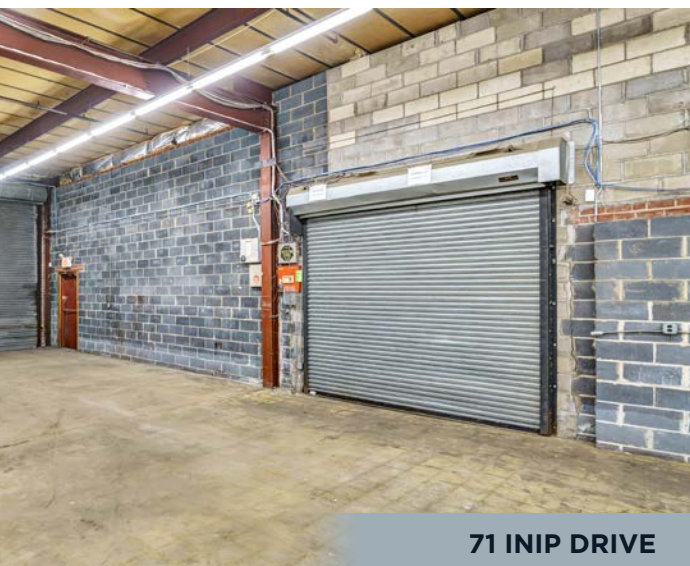
95 INIP DRIVE



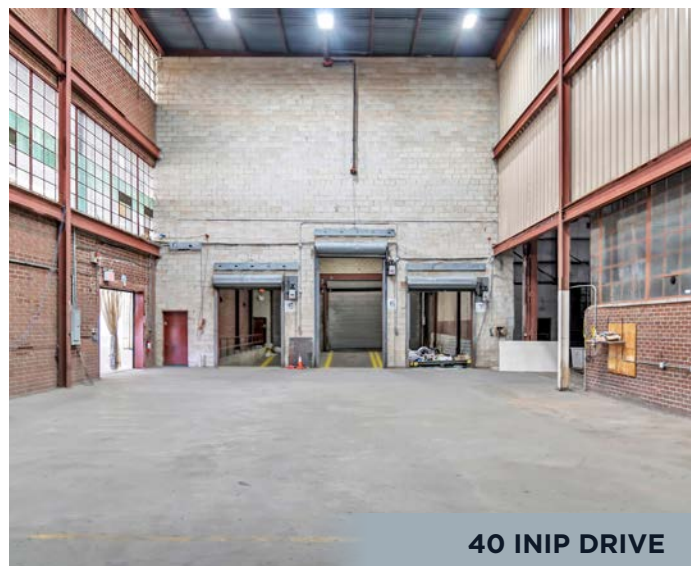
100 INIP DRIVE



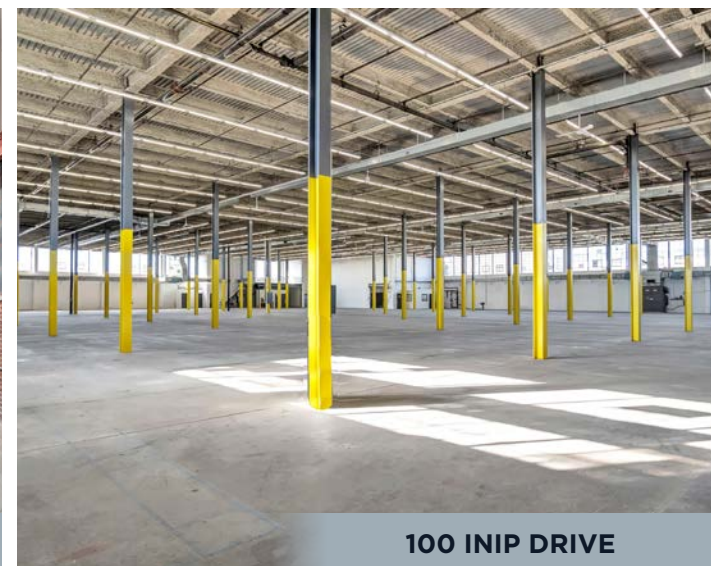
475 DOUGHTY BOULEVARD



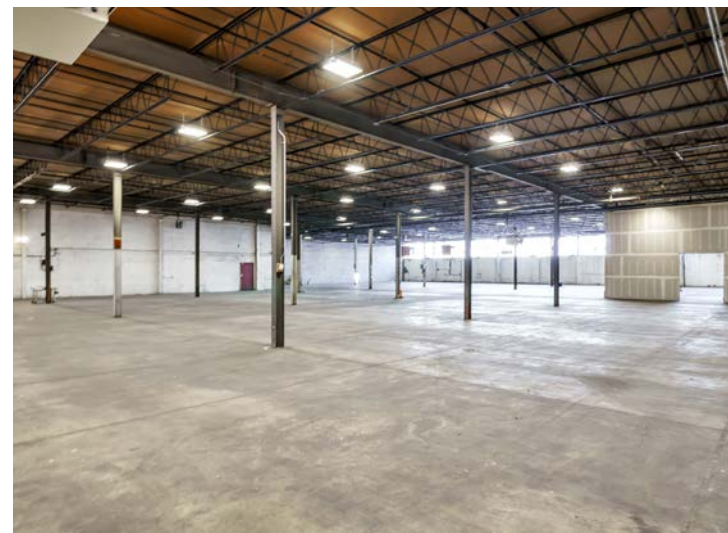
71 INIP DRIVE



40 INIP DRIVE



100 INIP DRIVE



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