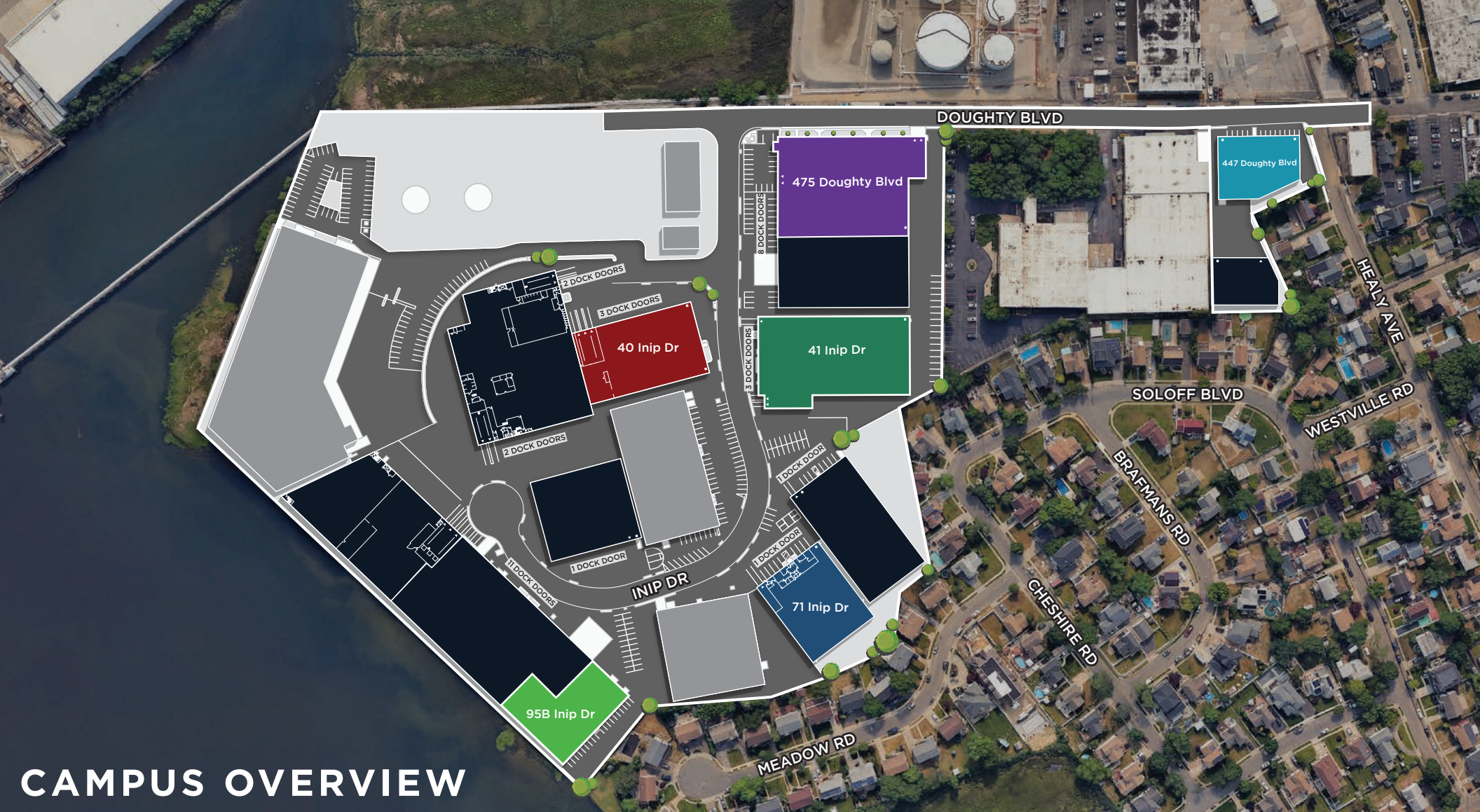




INWOOD LOGISTICS CENTER

AT JFK INTERNATIONAL AIRPORT

FOR IMMEDIATE LEASE



CAMPUS OVERVIEW

40 INIP DRIVE	41 INIP DRIVE	71 INIP DRIVE	95B INIP DRIVE	447 DOUGHTY BOULEVARD	475 DOUGHTY BOULEVARD
AVAILABLE WAREHOUSE:	AVAILABLE WAREHOUSE:	AVAILABLE WAREHOUSE:	AVAILABLE WAREHOUSE:	AVAILABLE WAREHOUSE:	AVAILABLE WAREHOUSE:
32,809 SF	40,493 SF	23,800 SF	20,396 SF	15,000 SF	41,500 SF
AVAILABLE LAND:	AVAILABLE LAND:	AVAILABLE LAND:	AVAILABLE LAND:	AVAILABLE LAND:	AVAILABLE LAND:
8,229 SF	43 Spaces	13,000 SF	9,500 SF	44,431 SF Shared with 447 Doughty Boulevard	10,500 SF
CEILING HEIGHT:	CEILING HEIGHT:	CEILING HEIGHT:	CEILING HEIGHT:	CEILING HEIGHT:	CEILING HEIGHT:
37'	35'	14' 6"	17'	16'	16'
LOADING DOCKS:	LOADING DOCKS:	LOADING DOCKS:	LOADING DOCKS:	LOADING DOCKS:	LOADING DOCKS:
3	3	1	2	0	4
DRIVE-IN DOORS:	DRIVE-IN DOORS:	DRIVE-IN DOORS:	DRIVE-IN DOORS:	DRIVE-IN DOORS:	DRIVE-IN DOORS:
2	2	1	2	3	1
COLUMN SPACING:	COLUMN SPACING:	COLUMN SPACING:	COLUMN SPACING:	COLUMN SPACING:	COLUMN SPACING:
30' x 30'	33' x 30'	35' x 28'	23'-30' x 29'-30'	TBD	30' x 30'
POWER:	POWER:	POWER:	POWER:	POWER:	POWER:
600 Amps	1,600 Amps	600 Amps	400 Amps	600 Amps	1,200 Amps
OCCUPANCY:	OCCUPANCY:	OCCUPANCY:	OCCUPANCY:	OCCUPANCY:	OCCUPANCY:
Immediate	February 2027	Arranged	Immediate	August 2026	Immediate

40 INIP DRIVE



BUILDING

32,809 SF



PARKING

8,229 SF



LOADING

3 DOCKS
2 DRIVE-INS



HIGHLIGHTS

BTS OFFICE SPACE
DEDICATED ON-SITE PARKING
ROOM FOR 8+ DOCKS/DOORS



CLEAR HEIGHT

37'



COLUMN SPACE

30' X 30'



POWER

600 AMPS



41 INIP DRIVE



BUILDING

40,493 SF



PARKING

43 SPACES



LOADING

3 DOCKS
2 DRIVE-INS



HIGHLIGHTS

2,500 SF OFFICE SPACE

DEDICATED ON-SITE PARKING



CLEAR HEIGHT

35'



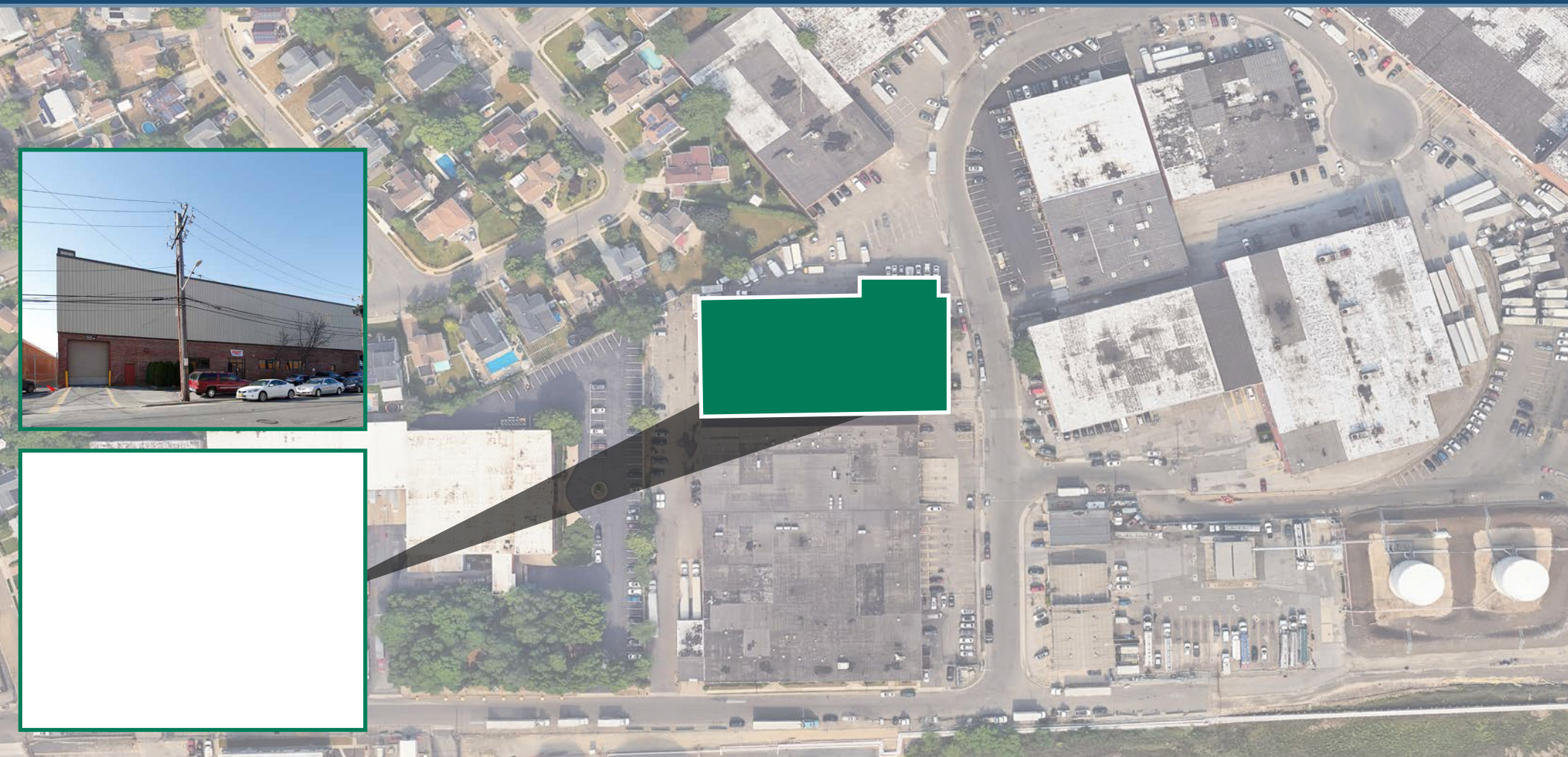
COLUMN SPACE

33' X 30'



POWER

1,600 AMPS



71 INIP DRIVE



BUILDING

23,800 SF



PARKING

13,000 SF



LOADING

1 DOCK
1 DRIVE-IN



HIGHLIGHTS

2,380 SF OFFICE SPACE

DEDICATED ON-SITE PARKING



CLEAR HEIGHT

14' 6"



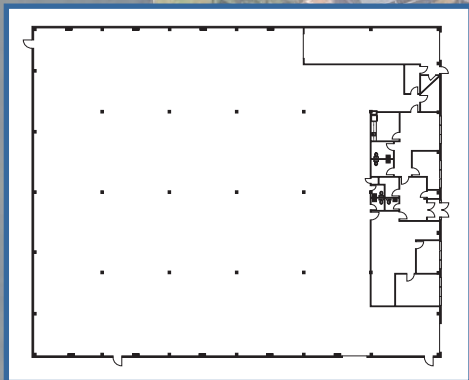
COLUMN SPACE

35' X 28'



POWER

600 AMPS



95B INIP DRIVE

BUILDING

20,396 SF

PARKING

9,500 SF

LOADING

2 DOCKS
2 DRIVE-INS

HIGHLIGHTS

990 SF OFFICE SPACE
DEDICATED ON-SITE PARKING

CLEAR HEIGHT

17'

COLUMN SPACE

23'-30' X 29'-30'

POWER

400 AMPS



447 DOUGHTY BOULEVARD



BUILDING

15,000 SF



PARKING

44,431 SF (SHARED
WITH 453 DOUGHTY)



LOADING

0 DOCKS
3 DRIVE-INS



HIGHLIGHTS

3,000 SF OFFICE SPACE
DEDICATED ON-SITE PARKING



CLEAR HEIGHT

16'



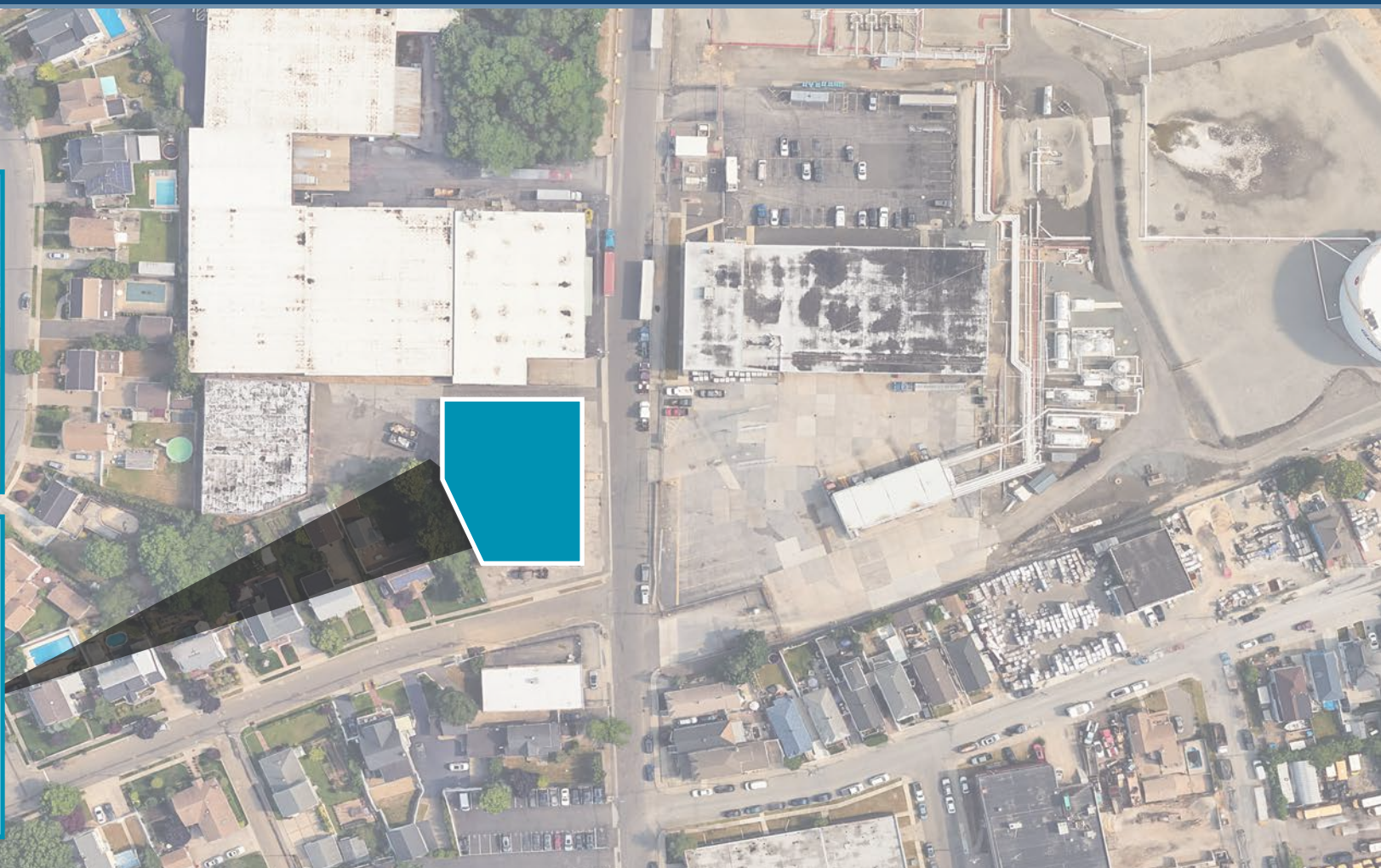
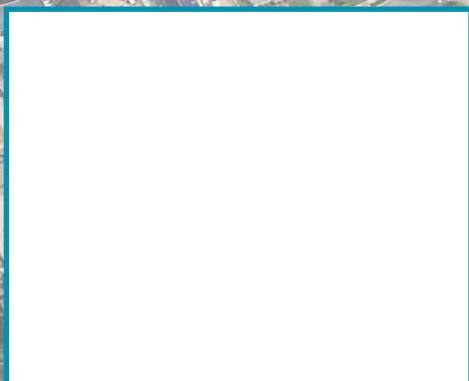
COLUMN SPACE

TBD



POWER

600 AMPS



475 DOUGHTY BOULEVARD



BUILDING

41,500 SF



PARKING

10,500 SF



LOADING

4 DOCKS
1 DRIVE-IN



HIGHLIGHTS

12,000 SF OFFICE SPACE

DEDICATED ON-SITE PARKING



CLEAR HEIGHT

16'



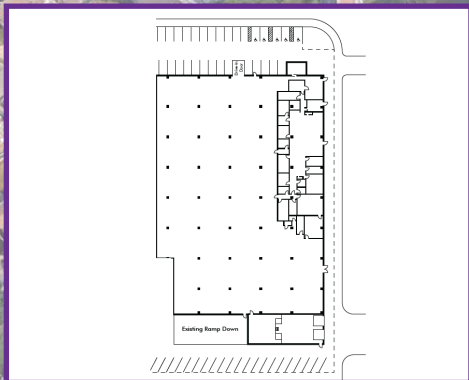
COLUMN SPACE

30' X 30'

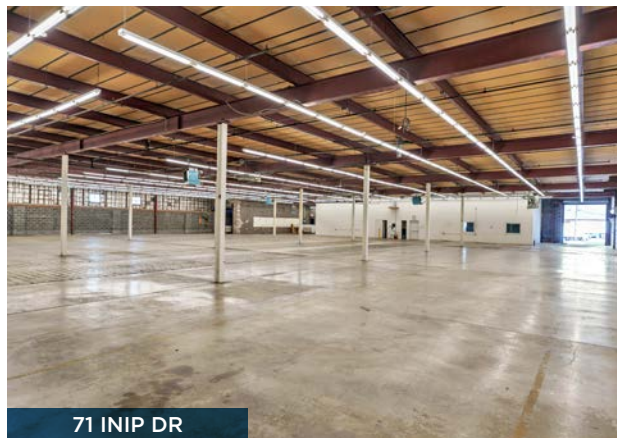
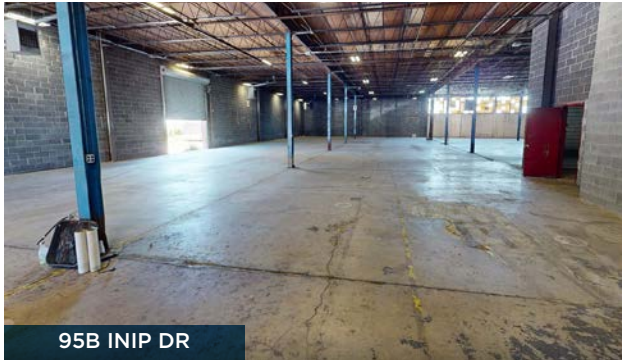


POWER

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





FOR MORE INFORMATION, **CONTACT:**

HELEN M. PAUL
+1 212 841 7575
helen.paul@cushwake.com

RICO T. MURTHA
+1 212 390 1368
rico.murtha@cushwake.com

THOMAS DELUCA
+1 631 425 1237
thomas.deluca@cushwake.com

SONNY SINGH
+1 718 275 5478
sonny.singh@cushwake.com

DAVID FRATTAROLI
+1 516 859 6396
david.frattaroli@cushwake.com

JOHN GIANNUZZI
+1 631 425 1228
john.giannuzzi@cushwake.com



VIEW PROPERTY
WEBSITE [HERE](#)



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