

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

BUILDING SIZE:	137,390 SF
AVAILABLE WAREHOUSE:	45,437 SF Ground 18,000 SF 2nd Floor
AVAILABLE LAND:	8,000 SF
CEILING HEIGHT:	15'5" - 24'
LOADING DOCKS:	3 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 WAREHOUSE:	87,129 SF Ground 54,320 SF 2nd Floor
AVAILABLE LAND:	TBD
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
OCCUPANCY:	Immediate

71 INIP DRIVE

BUILDING SIZE:	23,800 SF
AVAILABLE WAREHOUSE:	23,800 SF
AVAILABLE LAND:	15 Striped Stalls
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 WAREHOUSE:	41,500 SF
AVAILABLE LAND:	10,500 SF
CEILING HEIGHT:	16'
LOADING DOCKS:	4 Docks
DRIVE-IN DOORS:	1 Drive-in
COLUMN SPACING:	TBD
POWER:	TBD
OCCUPANCY:	Immediate

PORTFOLIO SITE PLAN INWOOD LOGISTICS CENTER

PORTFOLIO OVERVIEW



Truck Friendly
Design



Flexible Options
for Custom Needs



Access to 9.7M
Residents Within 15 mi



Ample On-Site
Parking



Flexibility &
Optionality



Prime Long Island Location,
JFK Adjacent

AVAILABLE SPACES & SPECIFICATIONS

95 INIP DRIVE

AVAILABILITY	RSF
Ground Floor	45,437
2nd Floor	18,000
Docks Doors	Ceiling Ht
3 1	15'5" - 24'

40-100 INIP DRIVE

AVAILABILITY	RSF
Ground Floor	87,129
2nd Floor	54,320
Docks Doors	Ceiling Ht
7 2	25'5" - 37'

71 INIP DRIVE

AVAILABILITY	RSF
Ground Floor	23,800
Docks Doors	Ceiling Ht
1 1	14'6"

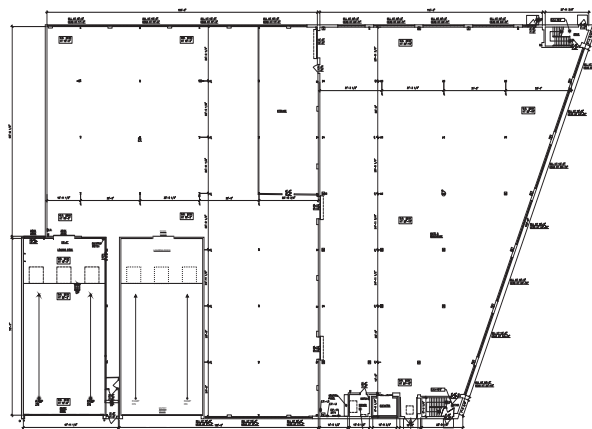
475 DOUGHTY BLVD

AVAILABILITY	RSF
Ground Floor	41,500
Docks Doors	Ceiling Ht
4 1	16'

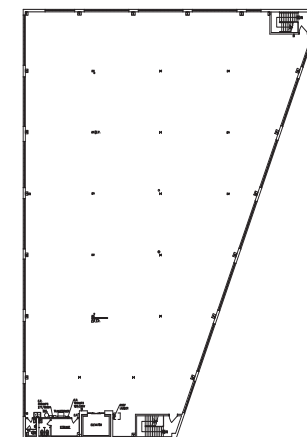
95 INIP DRIVE INWOOD LOGISTICS CENTER



GROUND FLOOR

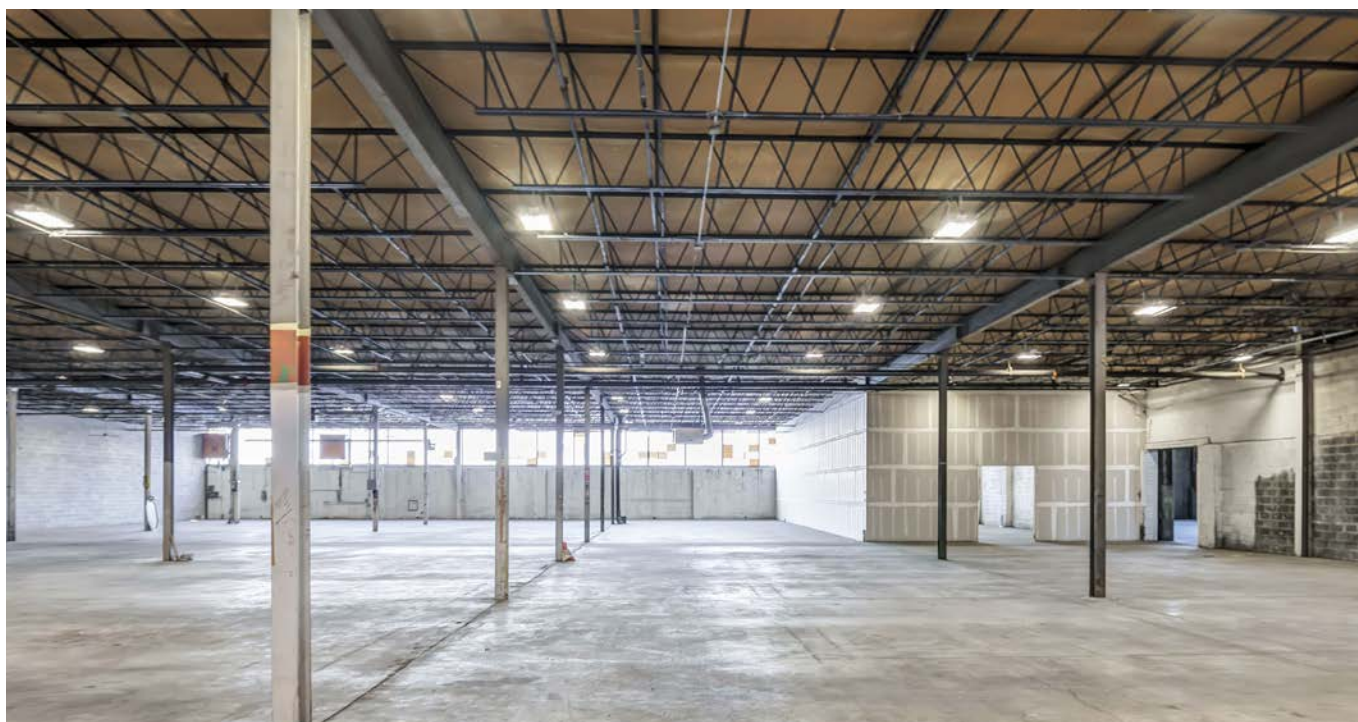


SECOND FLOOR



95 INIP DRIVE

BUILDING SIZE:	137,390 SF
AVAILABLE WAREHOUSE:	45,437 SF Ground 18,000 SF 2nd Floor
AVAILABLE LAND:	8,000 SF
CEILING HEIGHT:	15'5" - 24'
LOADING DOCKS:	3 Docks
DRIVE-IN DOORS:	1 Drive-in
COLUMN SPACING:	30' x 25'
POWER:	800 Amps
OCCUPANCY:	Immediate



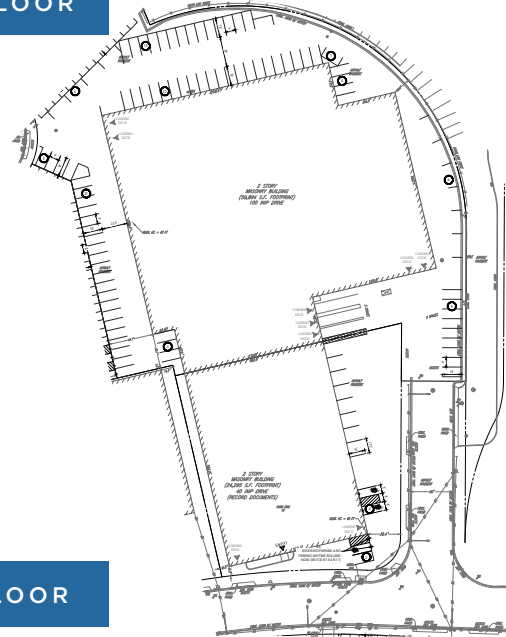
40-100 INIP DRIVE INWOOD LOGISTICS CENTER



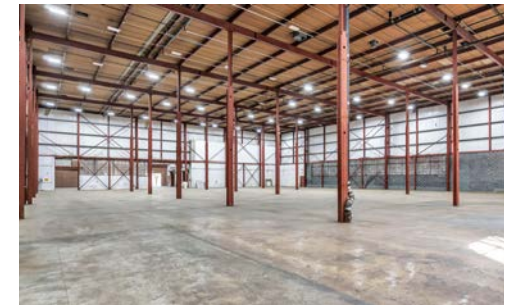
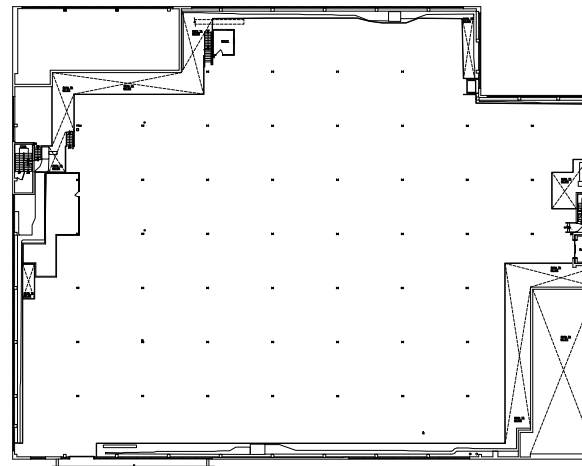
40-100 INIP DRIVE

BUILDING SIZE:	141,449 SF
AVAILABLE WAREHOUSE:	87,129 SF Ground 54,320 SF 2nd Floor
AVAILABLE LAND:	TBD
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

GROUND FLOOR



SECOND FLOOR



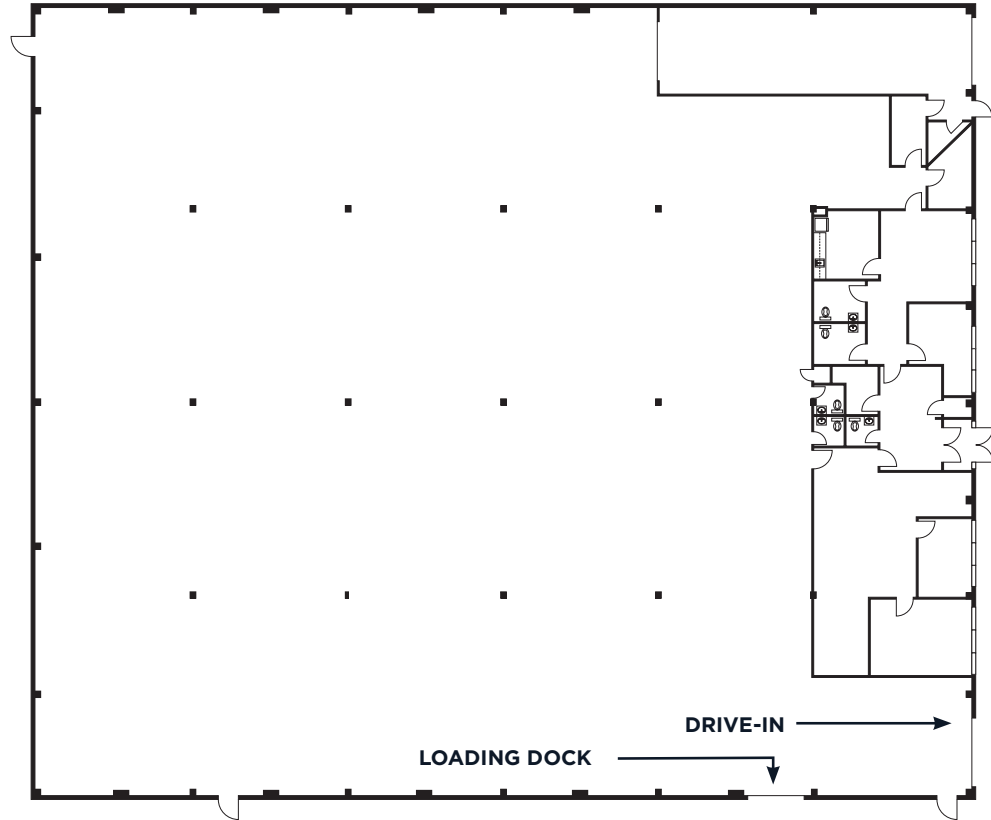
71 INIP DRIVE

INWOOD LOGISTICS CENTER



71 INIP DRIVE

BUILDING SIZE:	23,800 SF
AVAILABLE WAREHOUSE:	23,800 SF
AVAILABLE LAND:	15 Striped Stalls
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 INWOOD LOGISTICS CENTER



475 DOUGHTY BOULEVARD

BUILDING SIZE: 78,151 SF

AVAILABLE WAREHOUSE: 41,500 SF

AVAILABLE LAND: 10,500 SF

CEILING HEIGHT: 16'

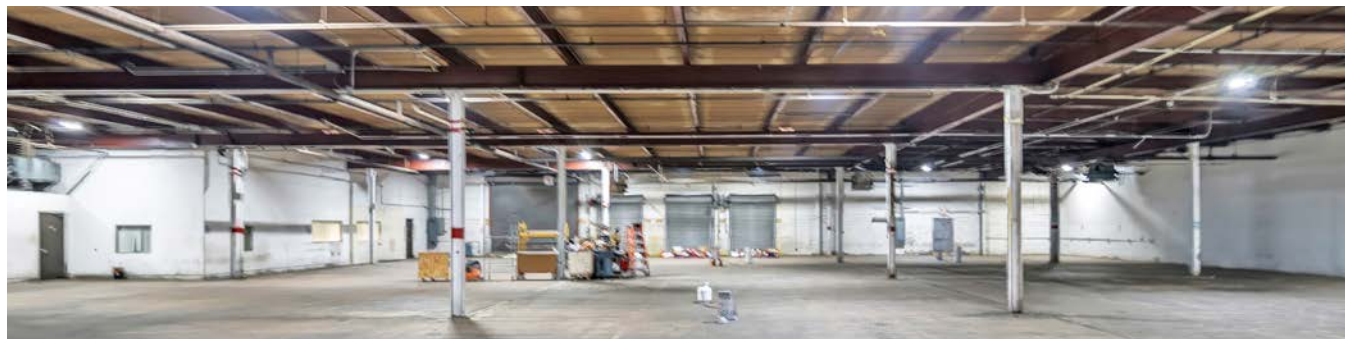
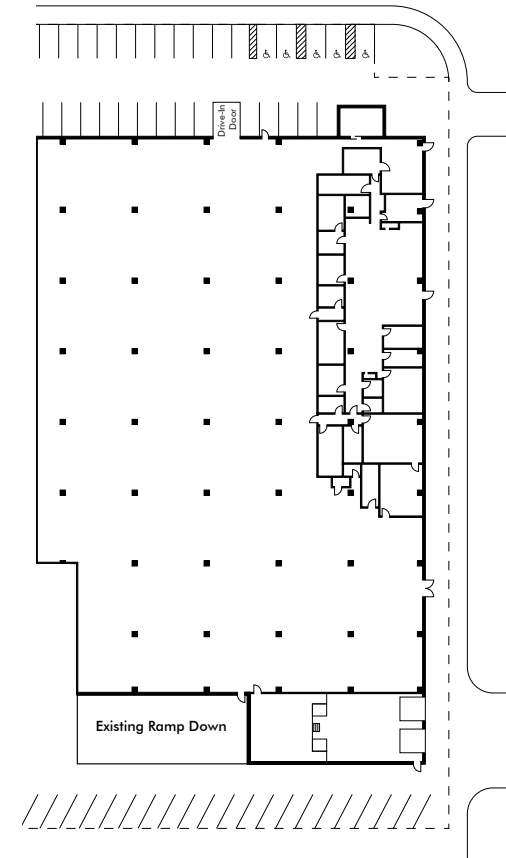
LOADING DOCKS: 4 Docks

DRIVE-IN DOORS: 1 Drive-in

COLUMN SPACING: TBD

POWER: TBD

OCCUPANCY: Immediate



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

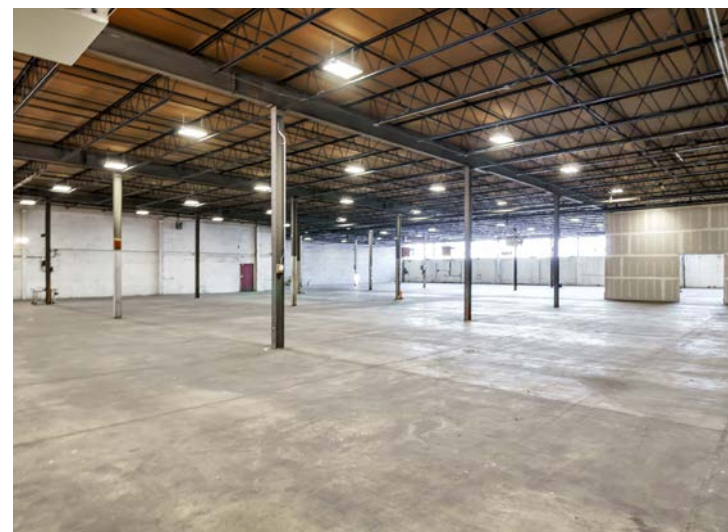
BURNSIDE AVE

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

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

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

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

JOE HENTZE JR.
+1 718 512 2100
joe.hentze@cushwake.com

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

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



VIEW PROPERTY
WEBSITE [HERE](#)



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

