

INWOOD LOGISTICS CENTER

AT JFK INTERNATIONAL AIRPORT

FOR IMMEDIATE LEASE

BUILDING HIGHLIGHTS

40 INIP DRIVE

AVAILABLE WAREHOUSE:	32,809 SF
AVAILABLE LAND:	8,229 SF
CEILING HEIGHT:	37’
LOADING DOCKS:	3
DRIVE-IN DOORS:	2
COLUMN SPACING:	30’ x 30’
POWER:	600 Amps
OCCUPANCY:	Immediate
COMMENTS:	BTS Office Space Dedicated on-site parking Room for additional 8 docks





BUILDING HIGHLIGHTS

41 INIP DRIVE

AVAILABLE WAREHOUSE:	40,493 SF
AVAILABLE LAND:	43 Spaces
CEILING HEIGHT:	35’
LOADING DOCKS:	3
DRIVE-IN DOORS:	1
COLUMN SPACING:	33’ x 30’
POWER:	1,600 Amps
OCCUPANCY:	February 2027
COMMENTS:	2,500 SF Office Space Dedicated On-Site Parking

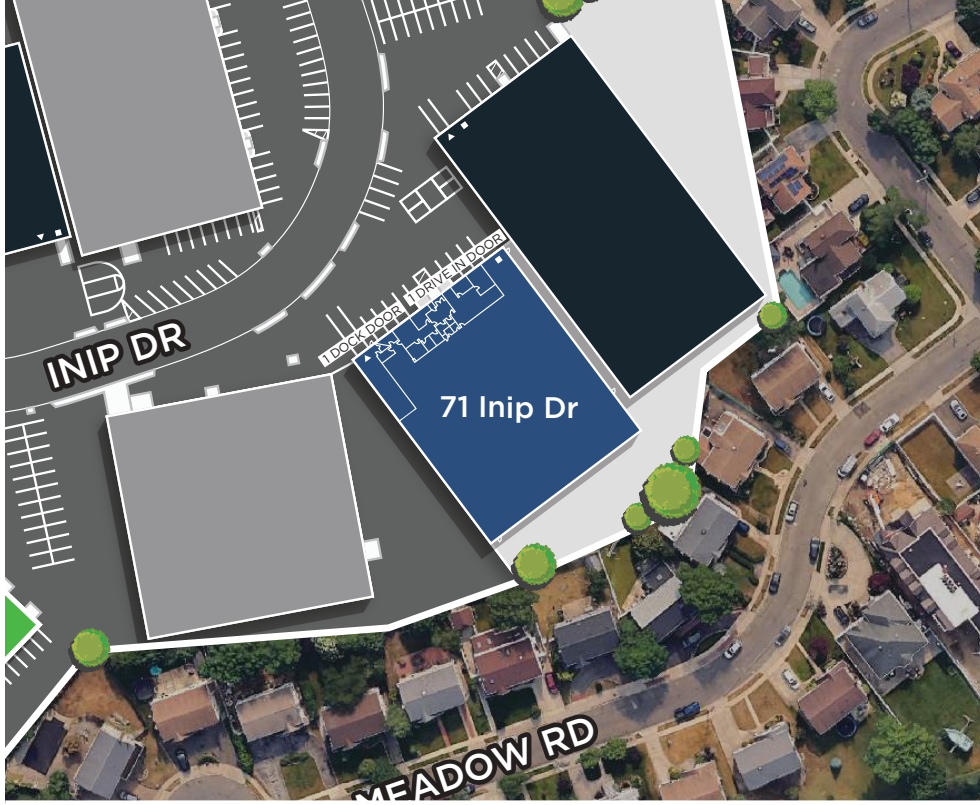




BUILDING HIGHLIGHTS

71 INIP DRIVE

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:	Arranged
COMMENTS:	2,380 SF Office Space Dedicated On-Site Parking





BUILDING HIGHLIGHTS

95B INIP DRIVE

AVAILABLE WAREHOUSE:	20,396 SF
AVAILABLE LAND:	9,500 SF
CEILING HEIGHT:	17’
LOADING DOCKS:	2
DRIVE-IN DOORS:	2
COLUMN SPACING:	23’-30’ x 29’-30’
POWER:	400 Amps
OCCUPANCY:	Immediate
COMMENTS:	990 SF Office Space Dedicated On-Site Parking





BUILDING HIGHLIGHTS

447 DOUGHTY BOULEVARD

AVAILABLE WAREHOUSE:	15,000 SF
AVAILABLE LAND:	44,431 SF *Shared with 453 Doughty Boulevard*
CEILING HEIGHT:	16’
DRIVE-IN DOORS:	3
COLUMN SPACING:	TBD
POWER:	600 Amps
OCCUPANCY:	Immediate
COMMENTS:	3,000 SF Office Space Dedicated On-Site Parking



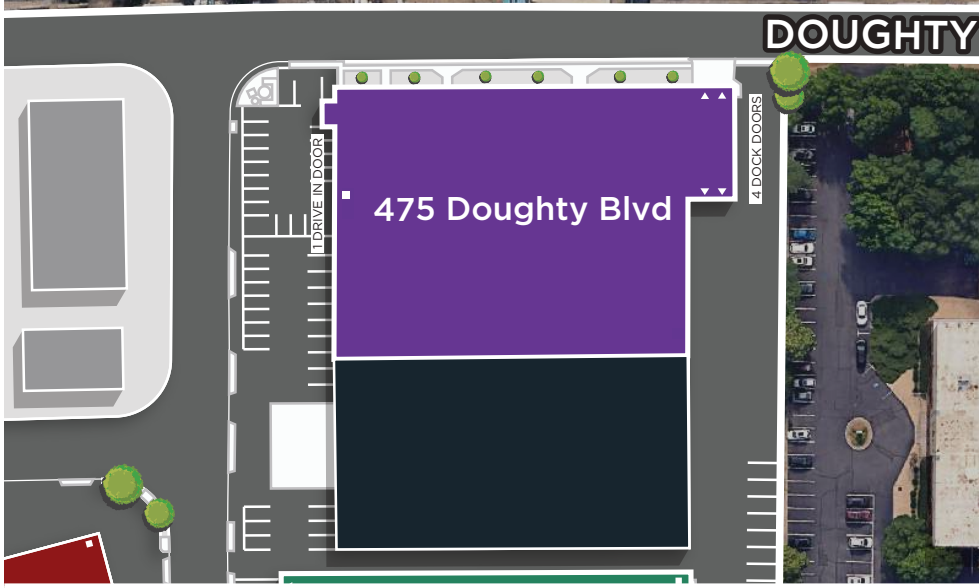


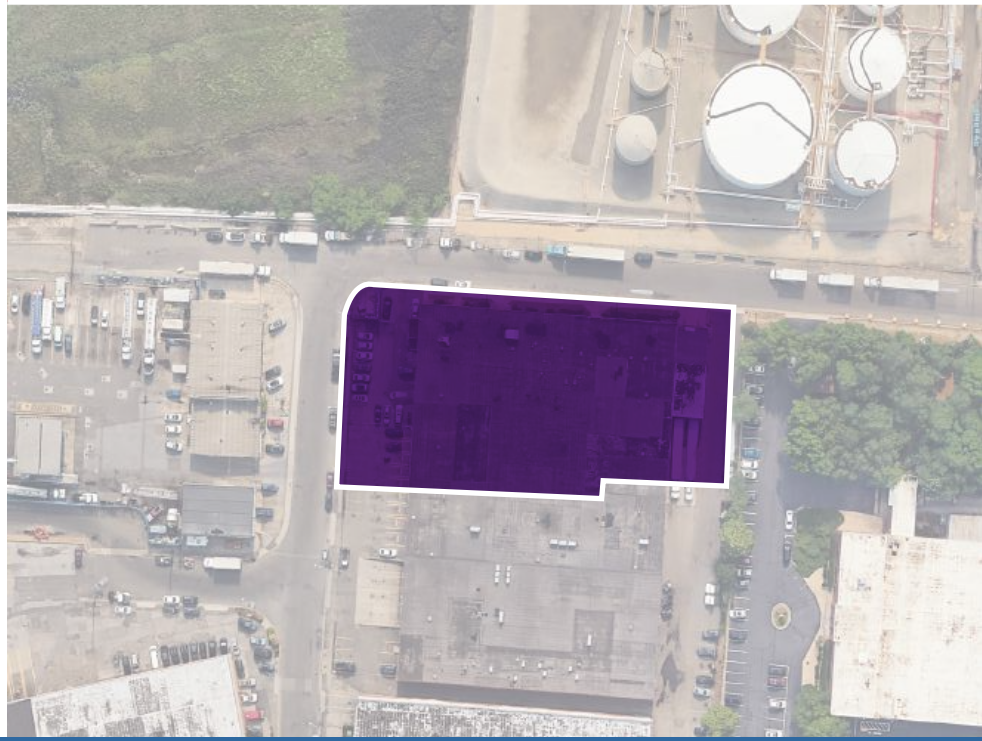
BUILDING HIGHLIGHTS

475 DOUGHTY BOULEVARD

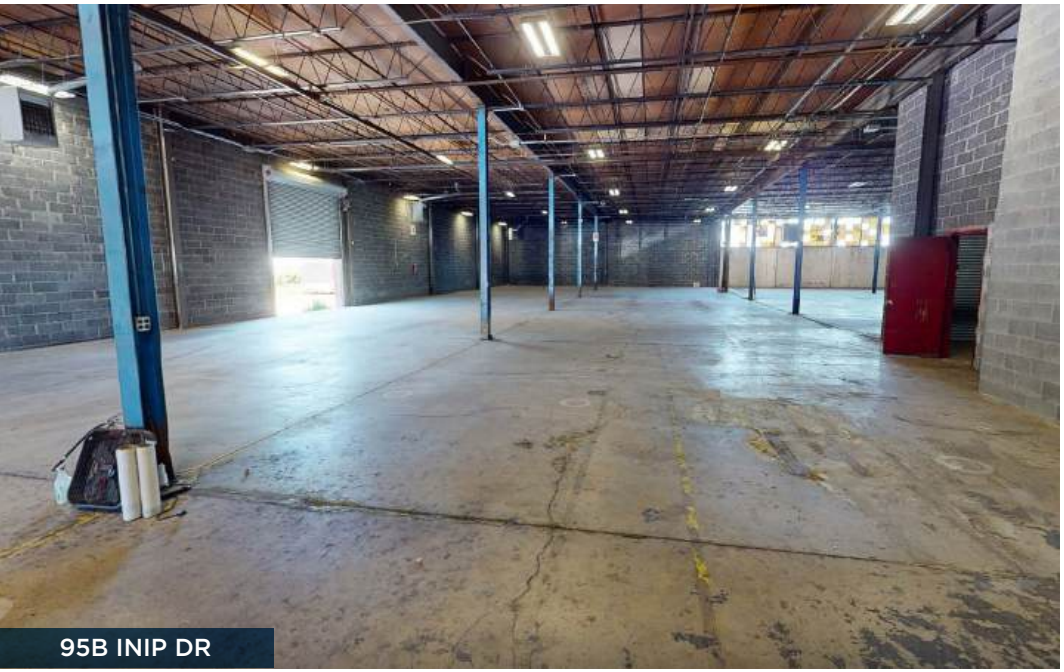
AVAILABLE WAREHOUSE:	41,500 SF
AVAILABLE LAND:	10,500 SF
CEILING HEIGHT:	16’
LOADING DOCKS:	4
DRIVE-IN DOORS:	1
COLUMN SPACING:	30’ x 30’
POWER:	1,200 Amps
OCCUPANCY:	Immediate
COMMENTS:	12,000 SF Office Space Dedicated On-Site Parking





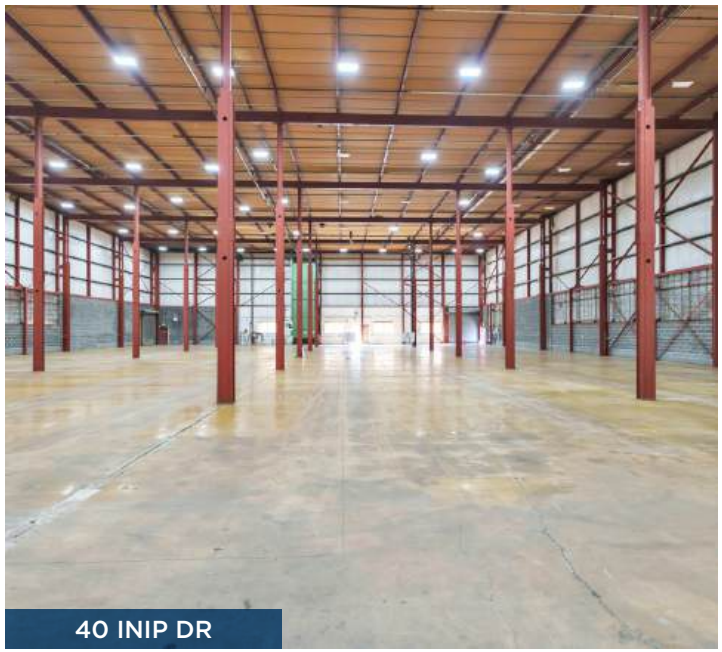


PROPERTY PHOTOS


95B INIP DR


475 DOUGHTY BLVD


40 INIP DR

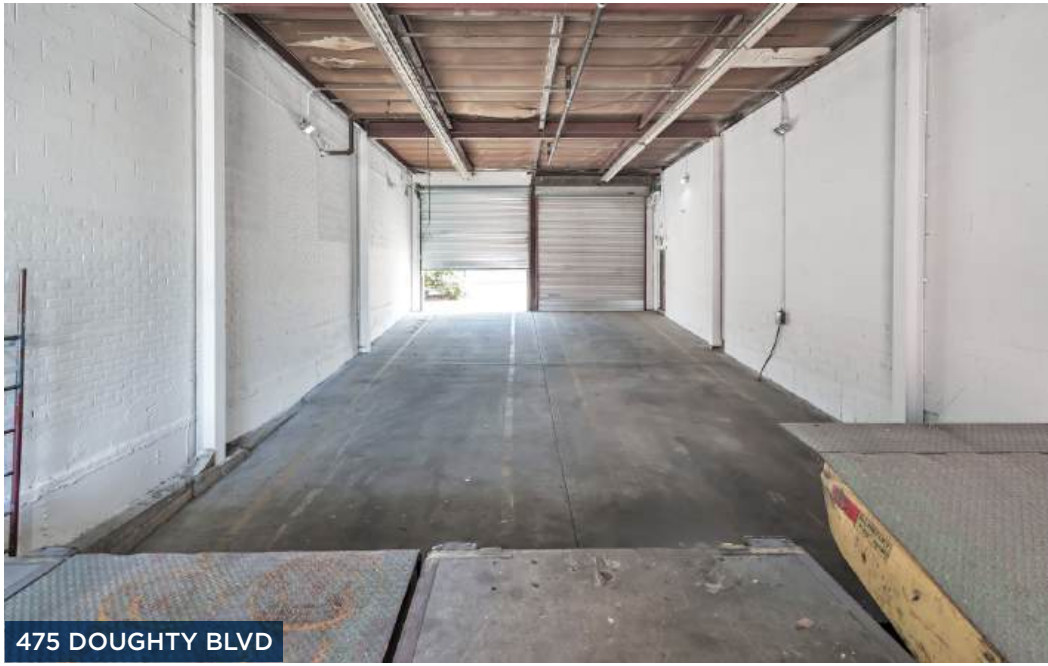

40 INIP DR


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PROPERTY PHOTOS



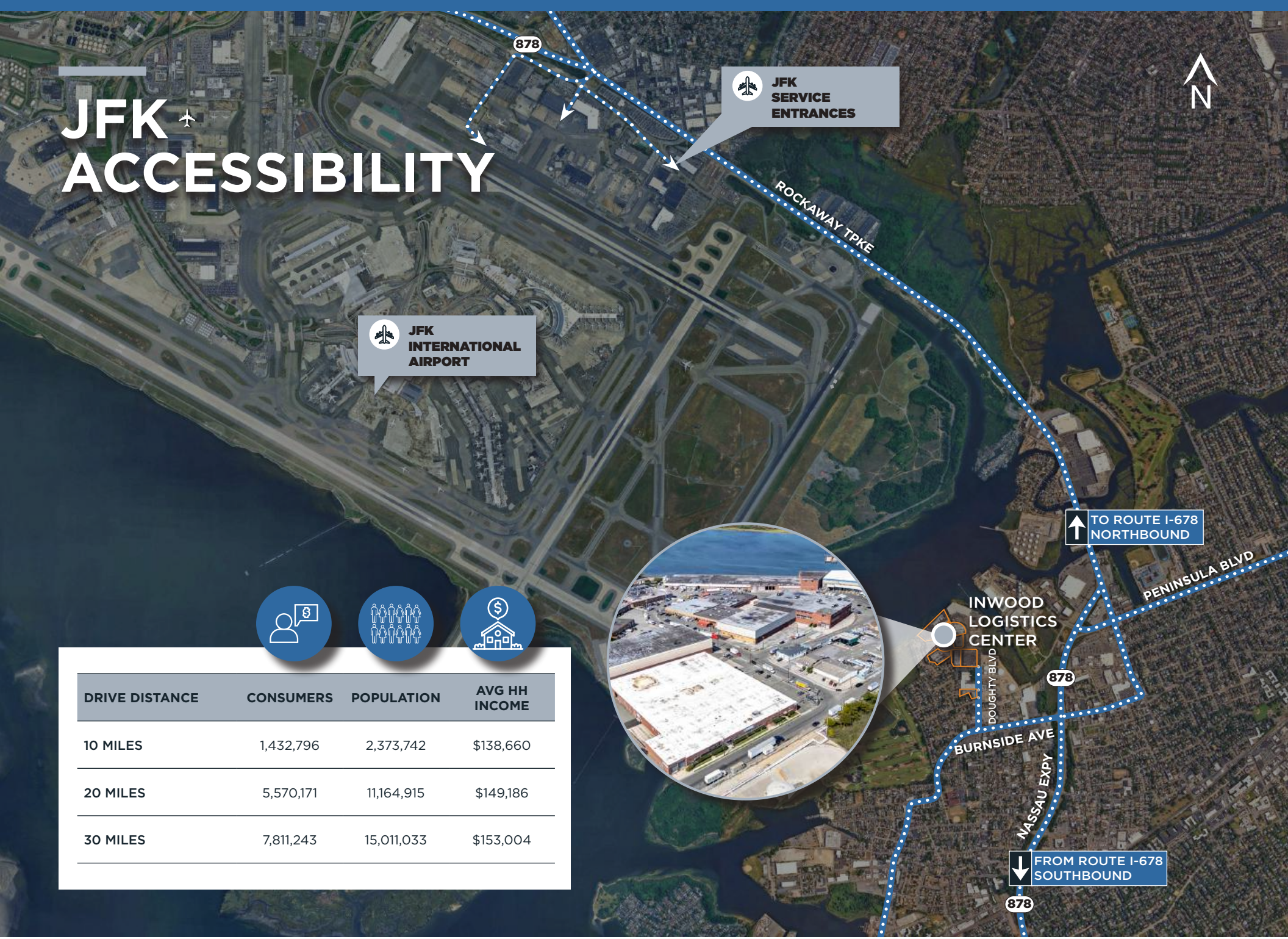
71 INIP DR


475 DOUGHTY BLVD


447 DOUGHTY BLVD


71 INIP DR

JFK ACCESSIBILITY



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

CORPORATE NEIGHBORS
INWOOD LOGISTICS CENTER





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VIEW PROPERTY WEBSITE

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