



JFK
Bayfront Logistics Center

**NEW TO
MARKET**

**Last Mile
Distribution in a
Prime Location**

CBRE

FLEXIBLE SIZES TO SUIT EVERY REQUIREMENT

- 453 Doughty Blvd
- 40 Inip Dr
- 475 Doughty Blvd
- 95 Inip Dr
- 100 Inip Dr
- 71 Inip Dr



LARGEST BLOCK OF LIGHT INDUSTRIAL SPACE AVAILABLE

HIGH BAY WAREHOUSE SPACE

Clear heights range from 28' - 35'

40 & 100 Inip Drive

Total Availability: **140,000 SF** (Divisible)

71 Inip Drive

Total Availability: **23,800 SF** (Entire Building)

LOW BAY WAREHOUSE SPACE

Clear heights range from 14' - 18'

95 Inip Drive

Total Availability: **62,047 SF** (Divisible)

475 Doughty Blvd

Total Availability: **78,152 SF** (Entire Building)

453 Doughty Blvd

Total Availability: **10,000 SF** (Entire Building)

40 Inip Drive

PROPERTY DETAILS



**BUILDING
SIZE**

34,024 SF

**CLEAR
HEIGHT**

+/- 37'

DOCK DOORS

3 interior

**TRUCK PORT
DEPTH**

60'

SITE AREA

0.97 Acres

**COLUMN
SPACING**

30' x 30'

**BOX TRUCK
DOORS**

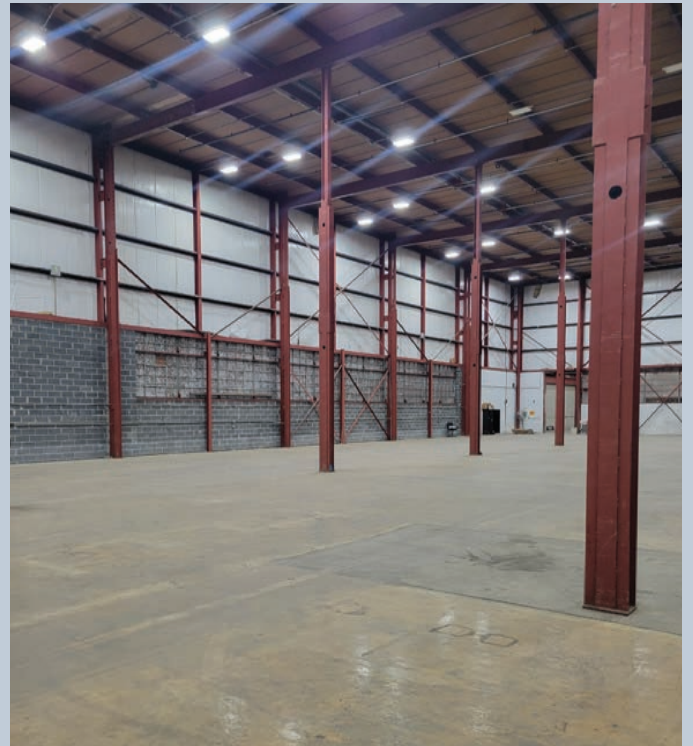
2

POWER

**600amps/
3 phase**

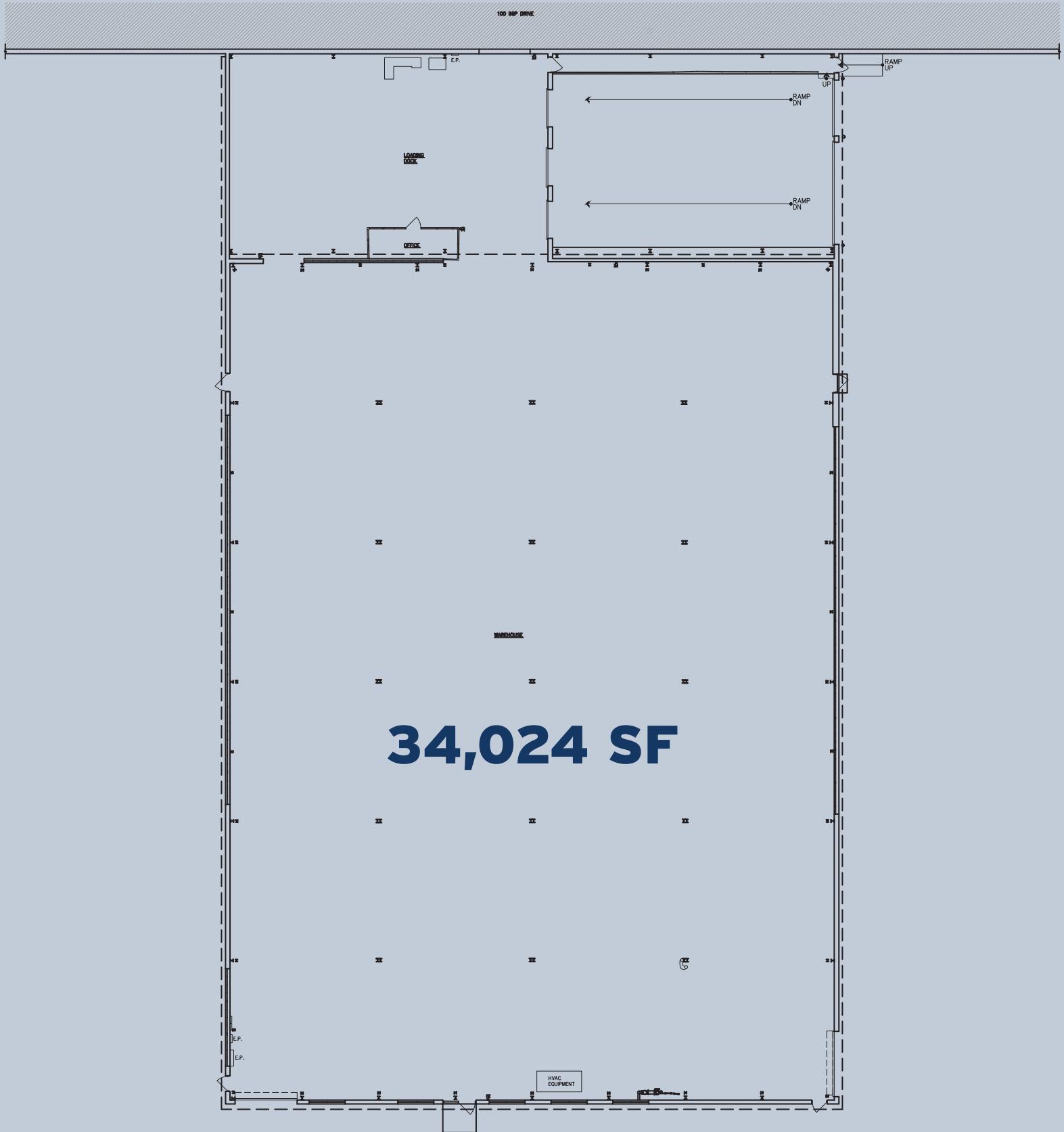
40 Inip Drive

PHOTOS



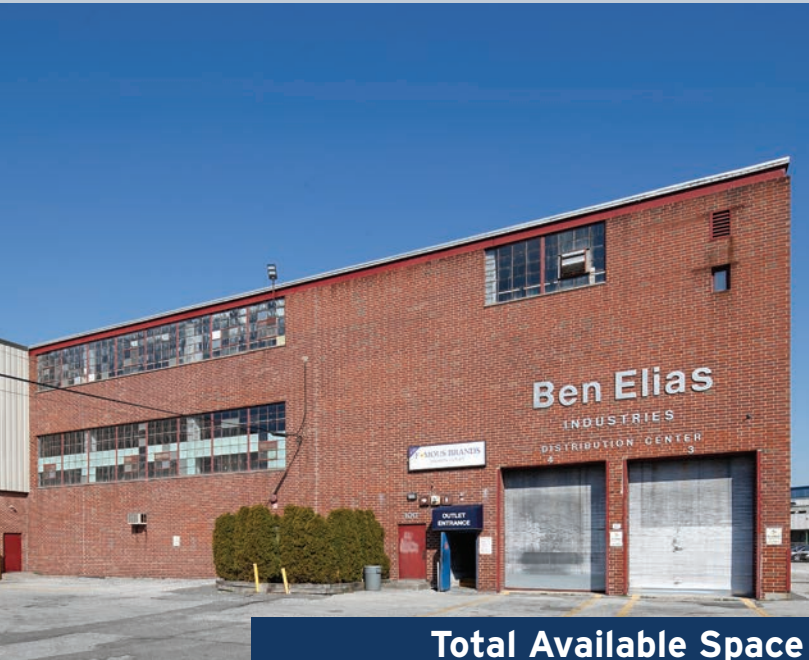
40 Inip Drive

PLAN: FIRST FLOOR



100 Inip Drive

PROPERTY DETAILS



Total Available Space 108,240 SF (Divisible)
Can be combined with 40 Inip Drive

| | | | |
|-------------------------|--|-----------------------|------------------------------|
| BUILDING SIZE | Ground Floor 54,320 SF Second Floor 53,920 SF | SITE AREA | 2.53 Acres |
| CLEAR HEIGHT | +/- 25' | COLUMN SPACING | 24' x 24' |
| DOCK DOORS | 4 interior | DRIVE-IN DOORS | 0 |
| TRUCK PORT DEPTH | +/- 89'-150' | POWER | 1600amps/ 3 phase |

**2ND FLOOR SERVICED BY
12,000 LB SERVICE ELEVATOR**

100 Inip Drive

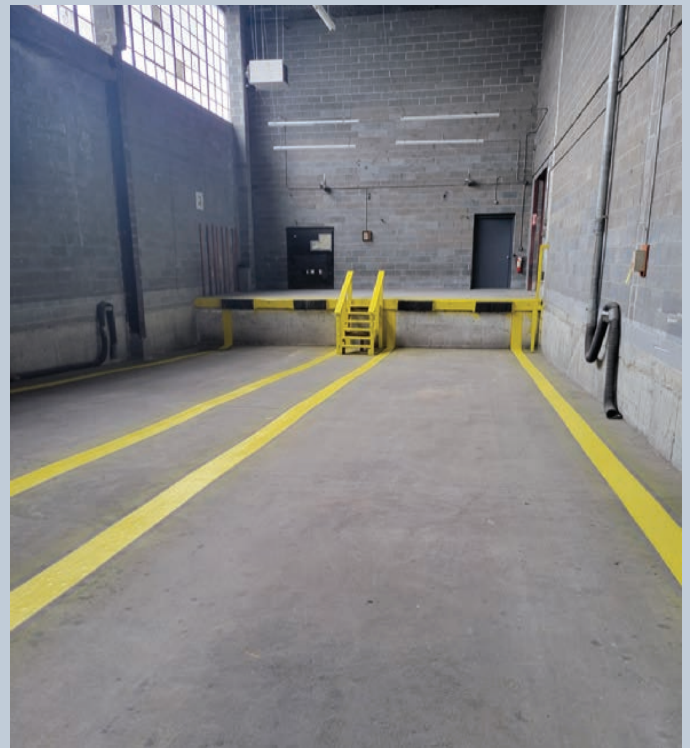
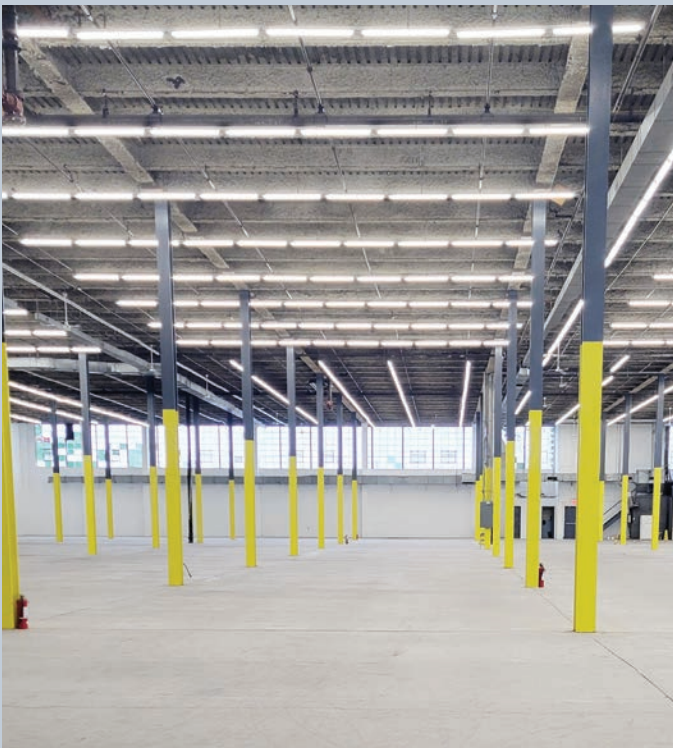
PLAN: FIRST FLOOR



54,320 SF

100 Inip Drive ▶

PHOTOS



71 Inip Drive

PROPERTY DETAILS



| | | | |
|-------------------------|-------------------|-----------------------|--------------------|
| BUILDING SIZE | 23,800 SF | SITE AREA | 0.96 Acres |
| CLEAR HEIGHT | +/- 14' | COLUMN SPACING | 33' x 27'6" |
| DOCK DOORS | 1 interior | DRIVE-IN DOORS | 1 |
| TRUCK PORT DEPTH | +/-60' | POWER | Heavy |

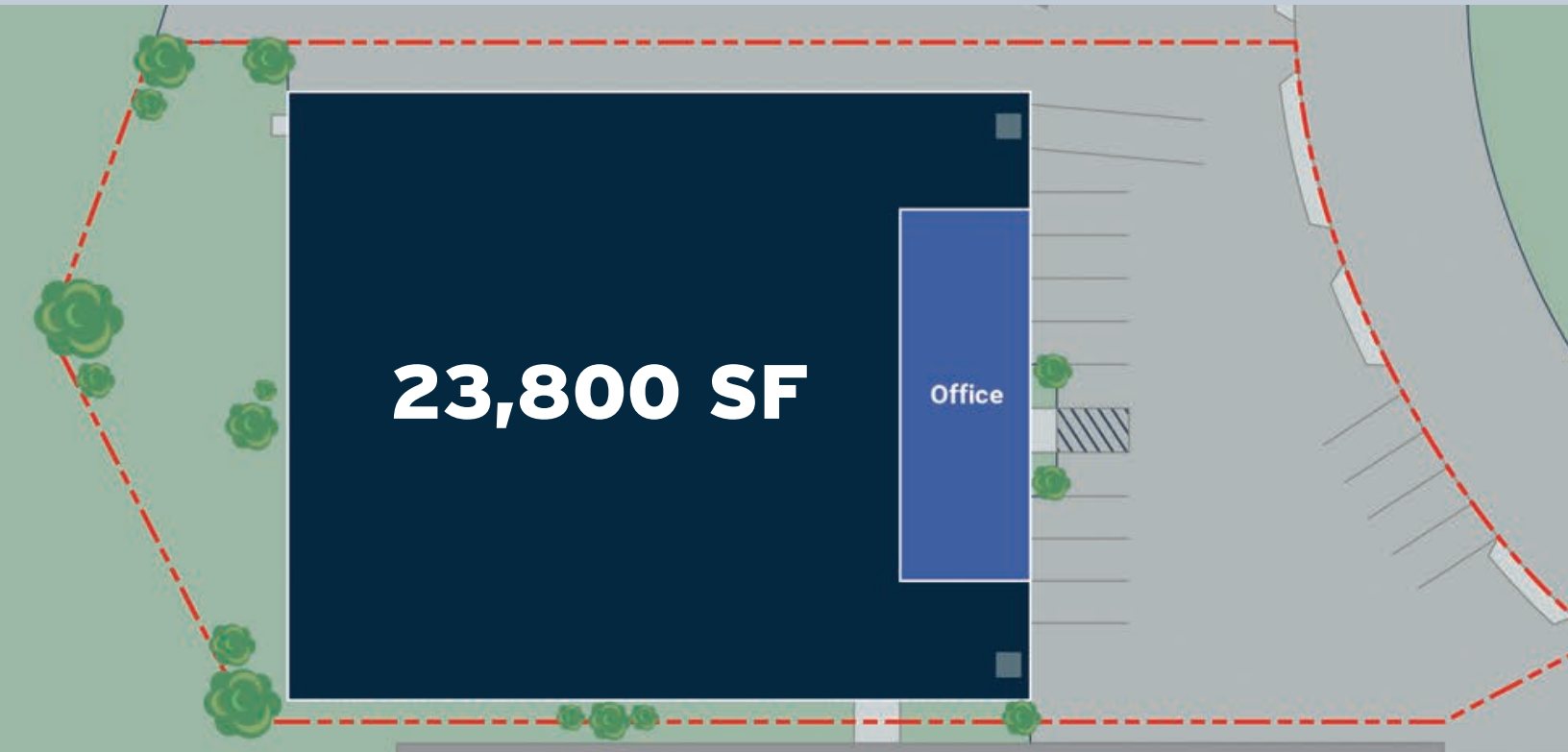
71 Inip Drive

PHOTOS



71 Inip Drive

PLAN: GROUND FLOOR



95 Inip Drive

PROPERTY DETAILS

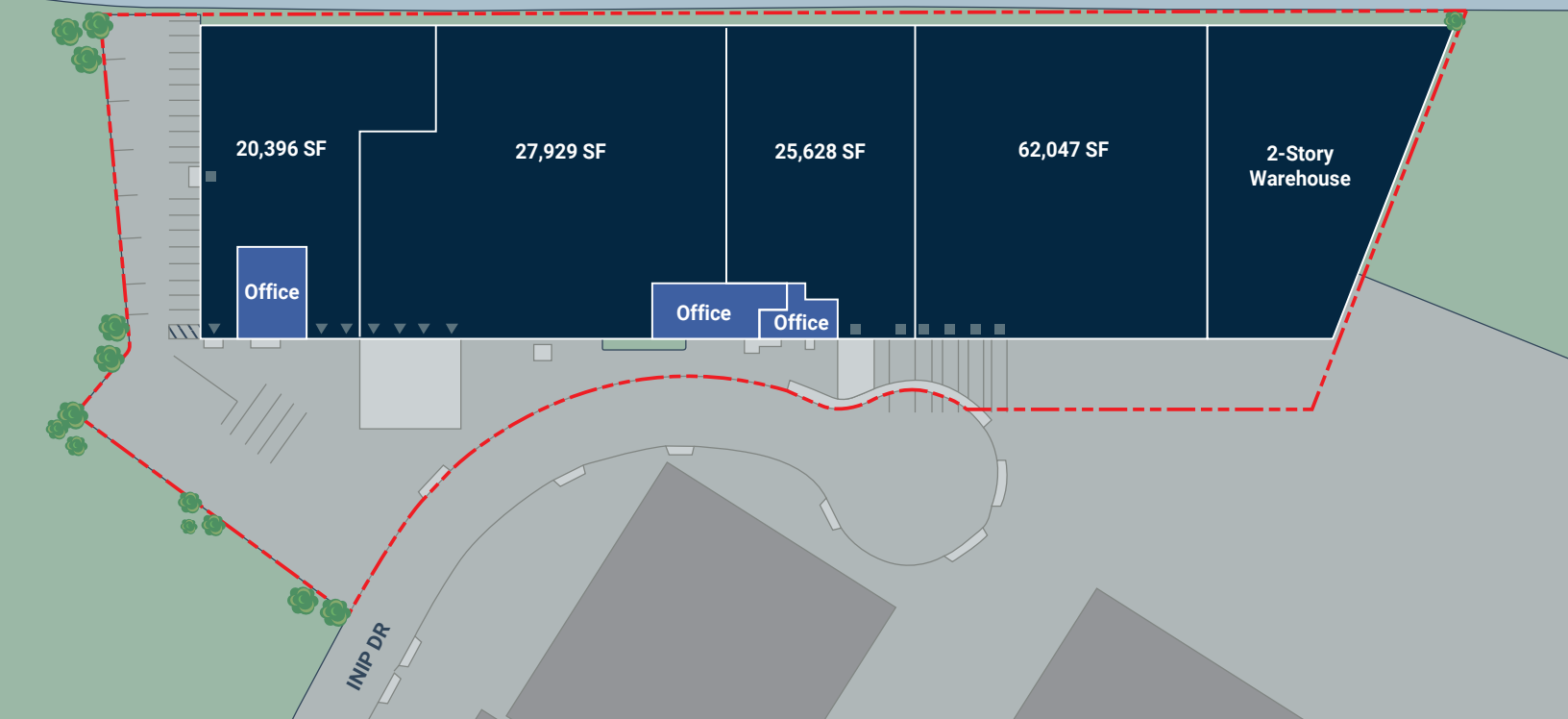


| | | | |
|-------------------------|----------------------------------|------------------------|-----------------------------|
| BUILDING SIZE | 136,000 SF | SITE AREA | 6.65 Acres |
| CLEAR HEIGHT | +/- 16' | COLUMN SPACING | 22-30' x 29-30' |
| DOCK DOORS | 7 interior 4 exterior | BOX TRUCK DOORS | 2 |
| TRUCK PORT DEPTH | 50-100' | POWER | 400amps/ 3 phase |

95 Inip Drive

FLOOR PLAN

136,000 SF



453 Doughty Blvd

PROPERTY DETAILS



**BUILDING
SIZE**

10,000 SF

**CLEAR
HEIGHT**

+/- 16'

**DOCK
DOORS**

1

**TRUCK PORT
DEPTH**

+/-100'

SITE AREA

1.02 Acres

(shared with 447 Doughty)

**COLUMN
SPACING**

N/A

**BOX TRUCK
DOORS**

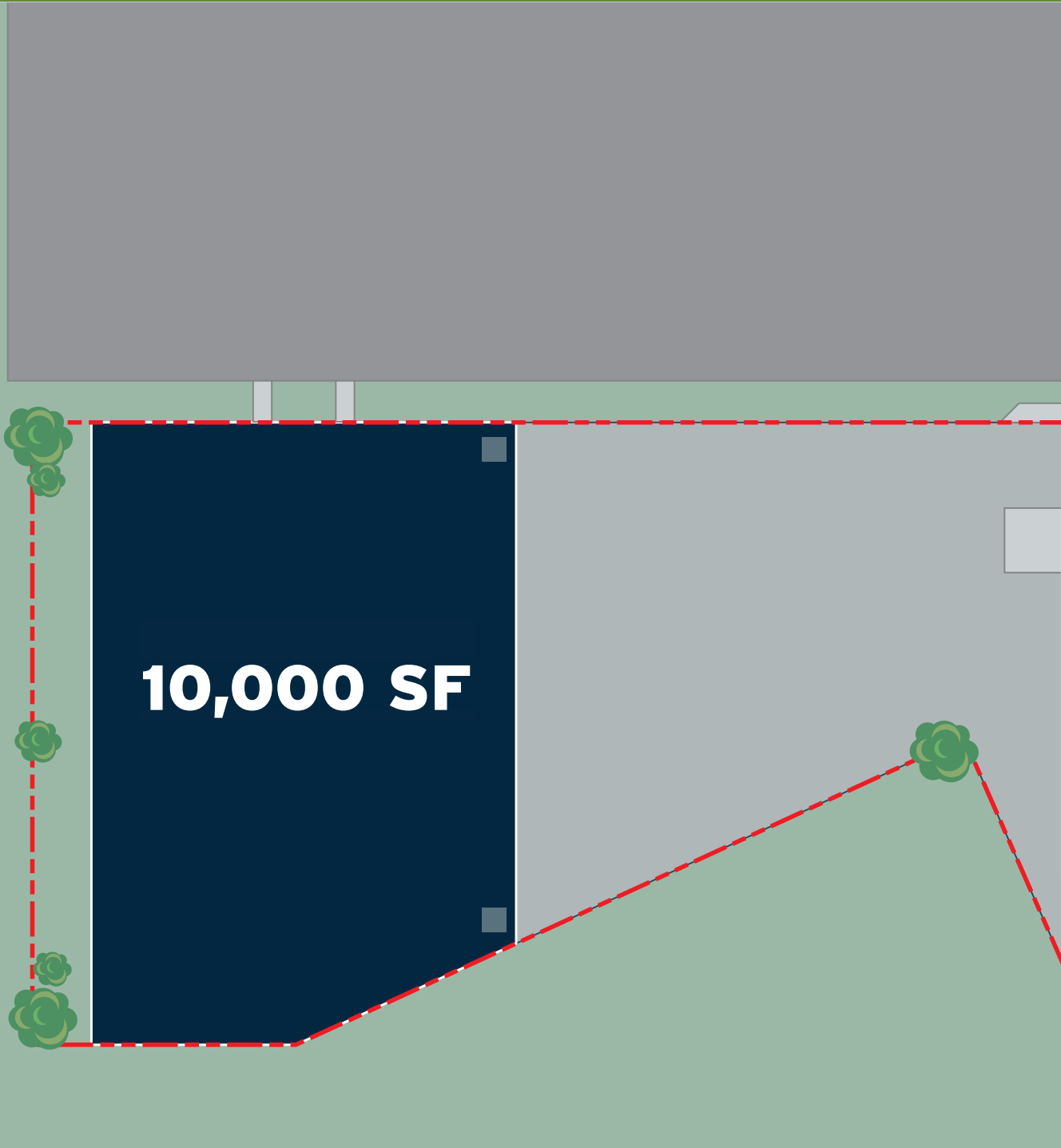
1

POWER

**600amps/
3 phase**

453 Doughty Blvd

FLOOR PLAN



475 Doughty Blvd

PROPERTY DETAILS



**BUILDING
SIZE**

78,152 SF

**CLEAR
HEIGHT**

+/- 16'

**DOCK
DOORS**

2

**TRUCK PORT
DEPTH**

+/-70'

SITE AREA

2.52 Acres

**COLUMN
SPACING**

30' x 30'

**BOX TRUCK
DOORS**

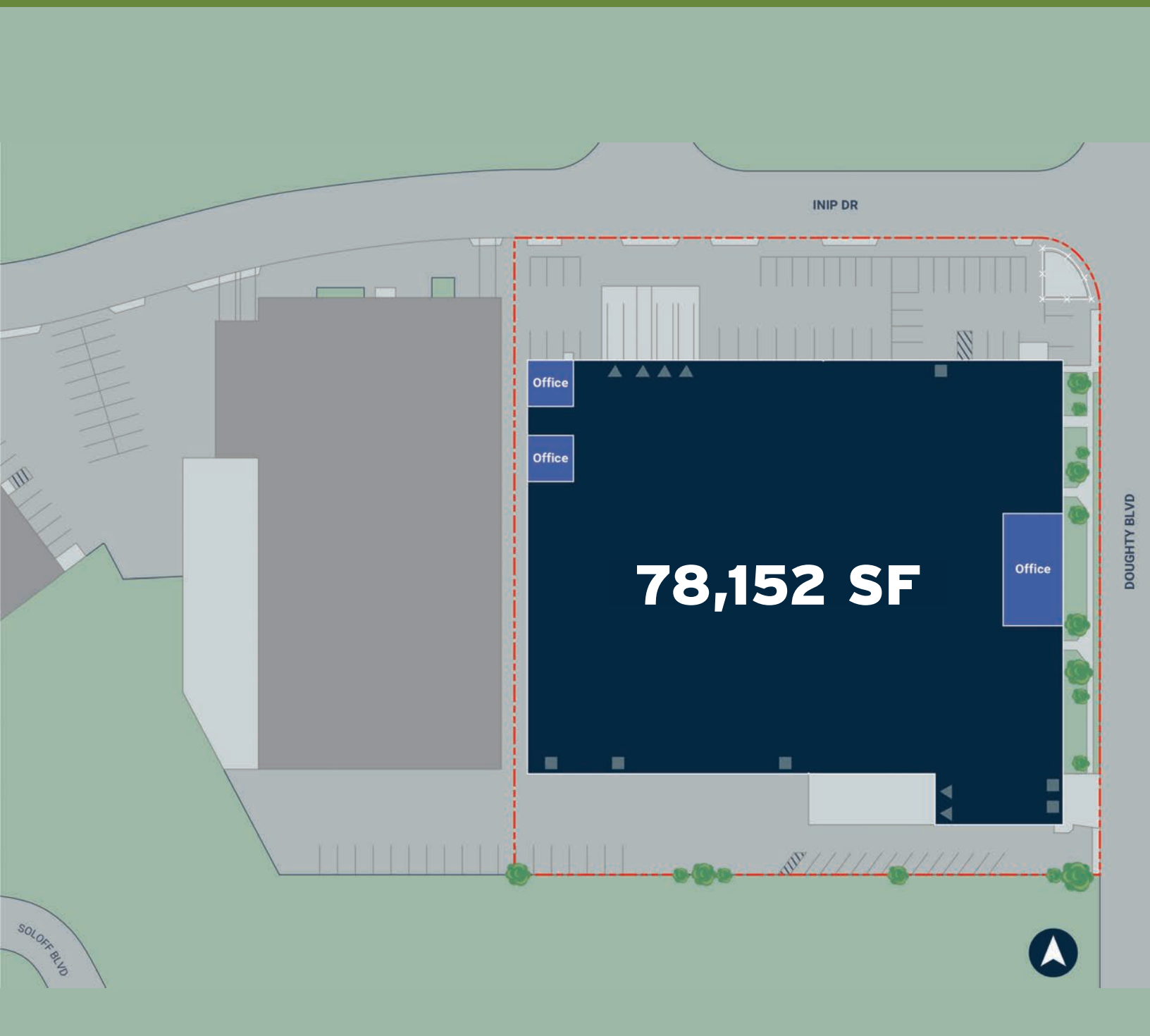
+/- 14 spaces

POWER

1200amps

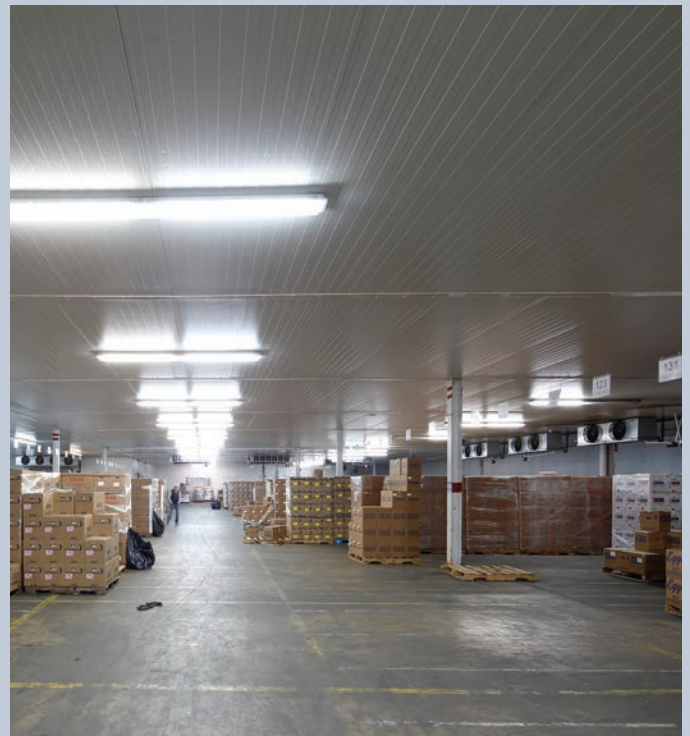
475 Doughty Blvd

FLOOR PLAN



475 Doughty Blvd

PHOTOS



WITHIN 15 MILES

- 9.76M residents (50% of New York MSA)
- 2.4M millennial residents (57% of New York MSA)
- 3.7M households (52% of New York MSA)
- \$327B annual consumer expenditures (46% of New York MSA)



UNRIVALED ACCESSIBILITY TO CONSUMERS, INFRASTRUCTURE & LABOR





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