

JFK CONDUIT LOGISTICS CENTER

153-44 SOUTH CONDUIT AVENUE, QUEENS, NEW YORK 11434

FOR IMMEDIATE LEASE

61,425 SF
WAREHOUSE

55,300 SF
FLEET PARKING

TOTAL: 116,725 SF
NEW CONSTRUCTION

Developed by:

WILDFLOWER

CUSHMAN & WAKEFIELD

JFK CONDUIT LOGISTICS CENTER

SPACE FEATURES



CLEAR HEIGHT
36'
WAREHOUSE
10'6"
LOWER LEVEL
PARKING



LOADING CAPACITY
4
LOADING DOCKS
2
DRIVE-IN DOORS

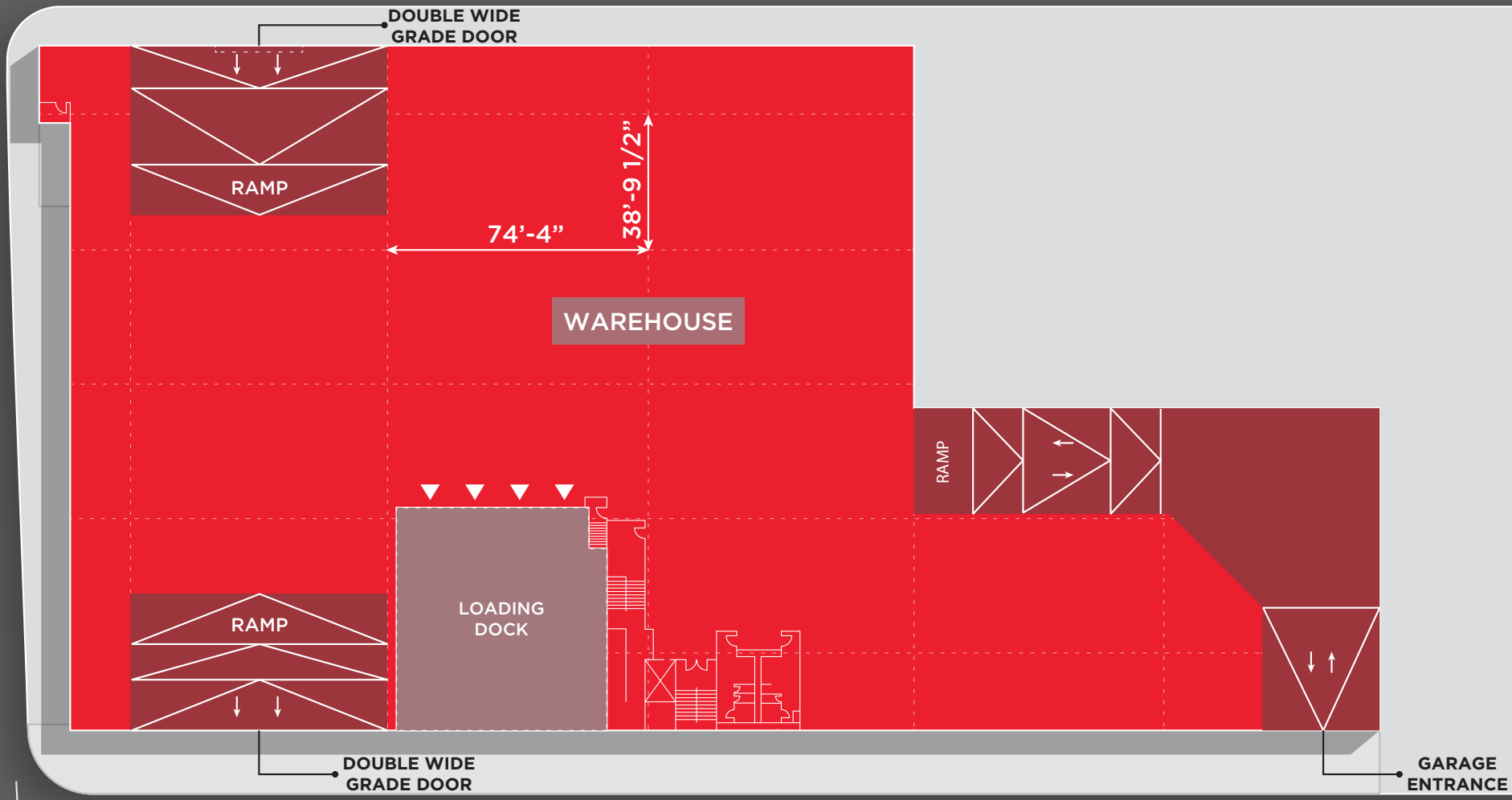


POWER
4,000
AMPS



APPROVED
25 YEAR ICAP
2024/2025 TAXES:
\$1.19 PER SF

153rd LANE



153rd PLACE

**JFK CONDUIT
LOGISTICS CENTER
SITE PLAN**



**SECURE
TRUCK
COURT &
PARKING**



**STREET-
TO-STREET
LOADING
ACCESS**



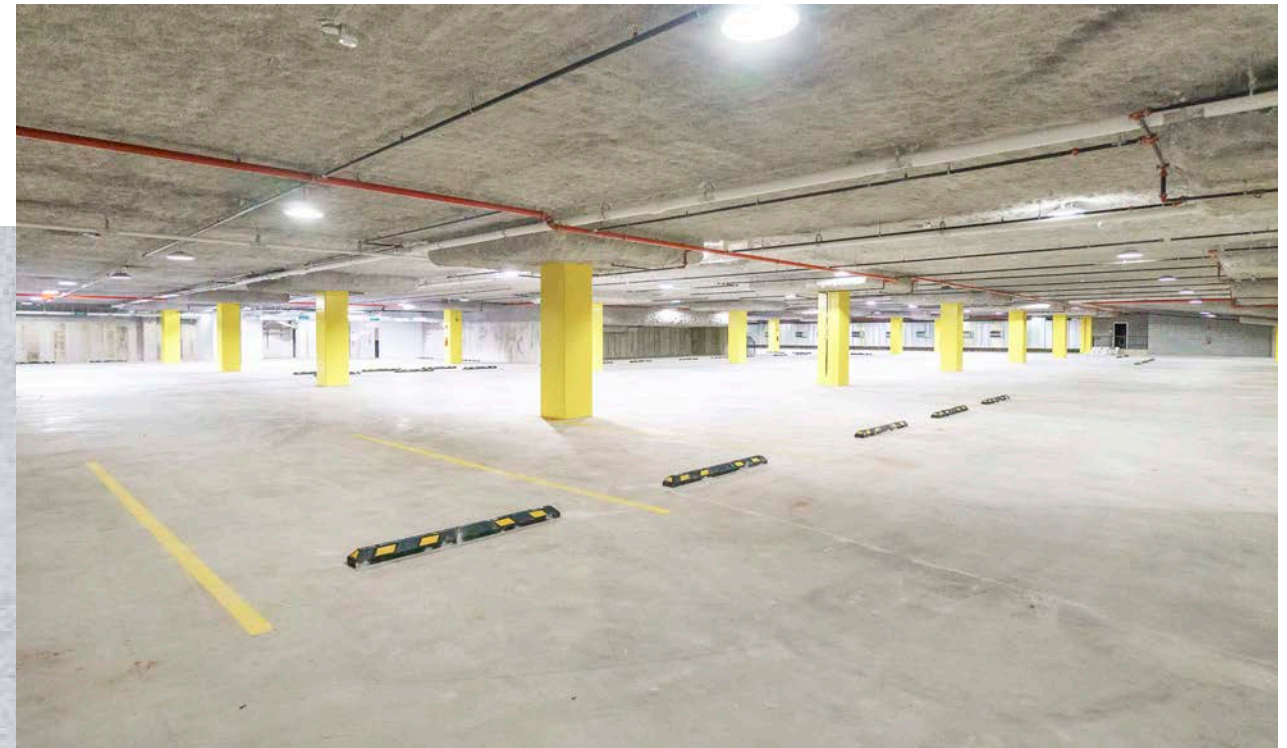
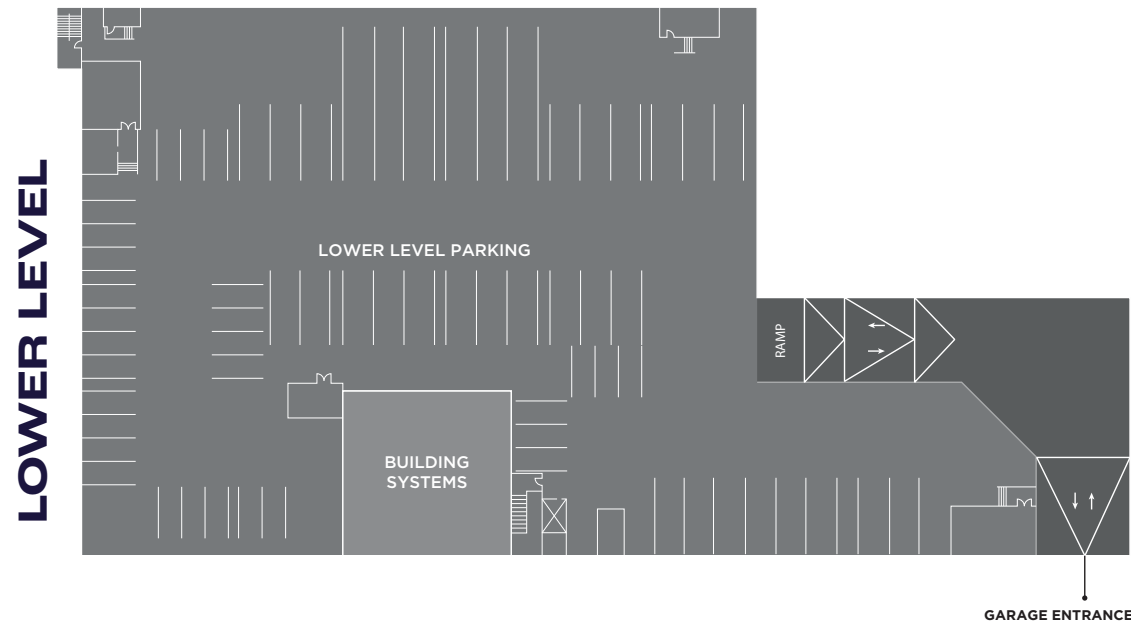
**500 PSF
FLOOR LOADS**



**IMMEDIATE
ACCESS TO JFK**

HIGH-BAY INDUSTRIAL WAREHOUSE

with Integrated Parking



JFK Conduit Logistics Center, located in one of the tightest industrial submarkets within the United States, offers occupiers a right-sized, Class A industrial warehouse with immediate accessibility to New York City along with its abundant consumer base and unrivaled demographics. Just moments off the tarmac at JFK Airport, the asset is strategically located to deploy best in class service and facilitate complex, sophisticated logistics execution.

The facility is designed to ensure optimal operational efficiency and seamless supply chain continuity, with 36' warehouse clear heights, street-to-street loading, secure interior parking, and robust power. Brand new construction amidst a sea of largely antiquated and obsolete inventory, JFK Conduit Logistics Center appeals to a diverse range of occupiers seeking a premier industrial asset in a critically important location.

DRIVE TIMES AND DEMOGRAPHICS

153-44 S CONDUIT AVE



JFK INT'L AIRPORT

DRIVE DISTANCES

I-678	0.7 MILES
I-495	3.0 MILES
I-278	5.4 MILES
LGA	10.8 MILES

4 MINUTE
DRIVE TO
TARMAC



DRIVE TIME

30 MINUTES

60 MINUTES



POPULATION

4,113,178

13,575,729



AVG HH INCOME

\$124,330

\$135,554

FLY HIGH WITH PRIME COMMERCIAL SPACE MINUTES TO JFK



1.7M

tons of air cargo moved in the last year, which is an 11.8% increase year over year



70%

of all cargo that flows through the region



10th

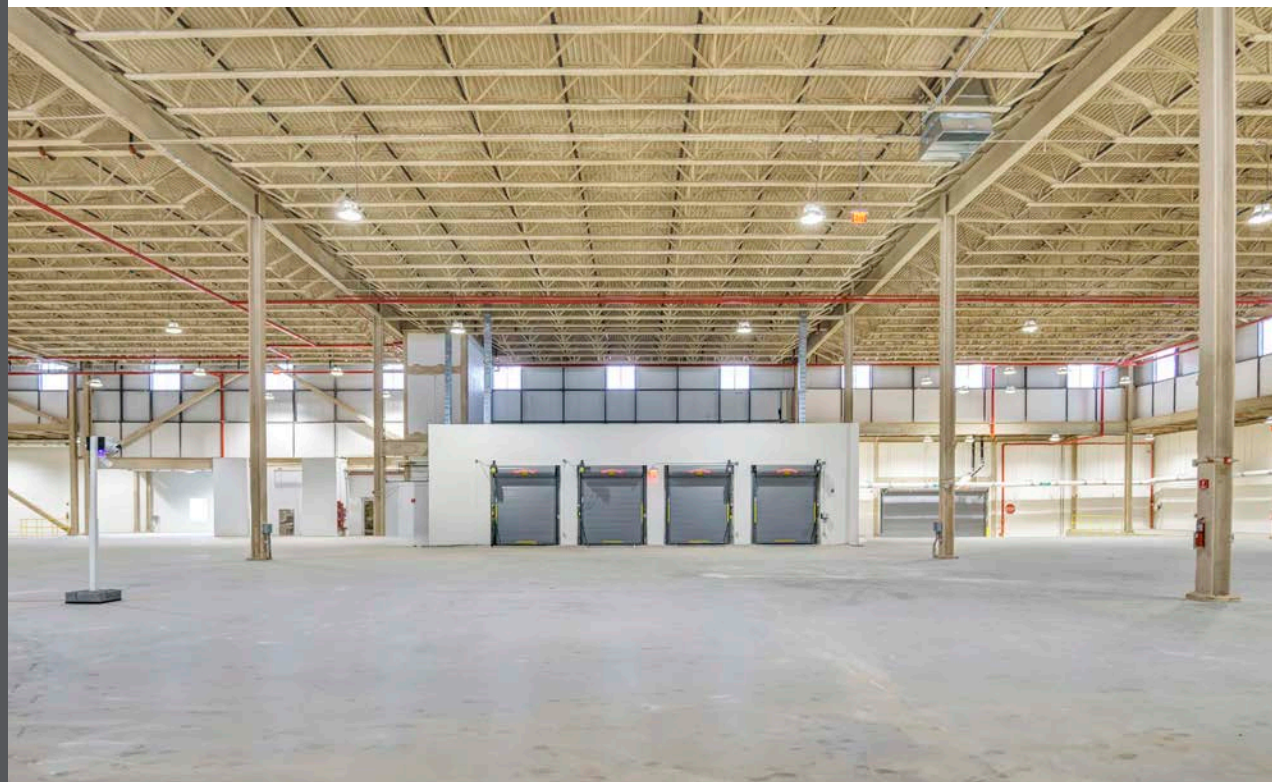
largest cargo airport in the United States & 2nd largest on the East Coast



\$19B

JFK redevelopment program underway





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GET IN TOUCH

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 **CUSHMAN & WAKEFIELD**

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