

BRIDGE POINT AVE

Miami-Opa Locka Executive Airport | Miami, FL



NEW INFILL DEVELOPMENT MIAMI, FL

HIGHLIGHTS

- Four (4) state-of-the-art facilities totaling over 1 million square feet
- 24'-36" clear height
- ESFR suppression system
- Class "A" Corporate Park
- Rear Load and Cross Dock Opportunities
- Large Build-to-Suit Opportunity

AVAILABLE SPACE

1,035,885 SF

LAND SIZE

50 Acres

DELIVERY DATE

Q2 2021

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**AVISON
YOUNG**



BUILDING B1

199,800 SF

Clear Height: 32'
 Exterior Docks: 56
 Ramps: 2
 Car Parking: 268
 Trailer Parking: 10
 Truck Court: 180'
 Spec Office: To Suit

BUILDING B2

231,927 SF

Clear Height: 32'
 Exterior Docks: 68
 Ramps: 2
 Car Parking: 256
 Truck Court: 120'
 Spec Office: To Suit

BUILDING B3

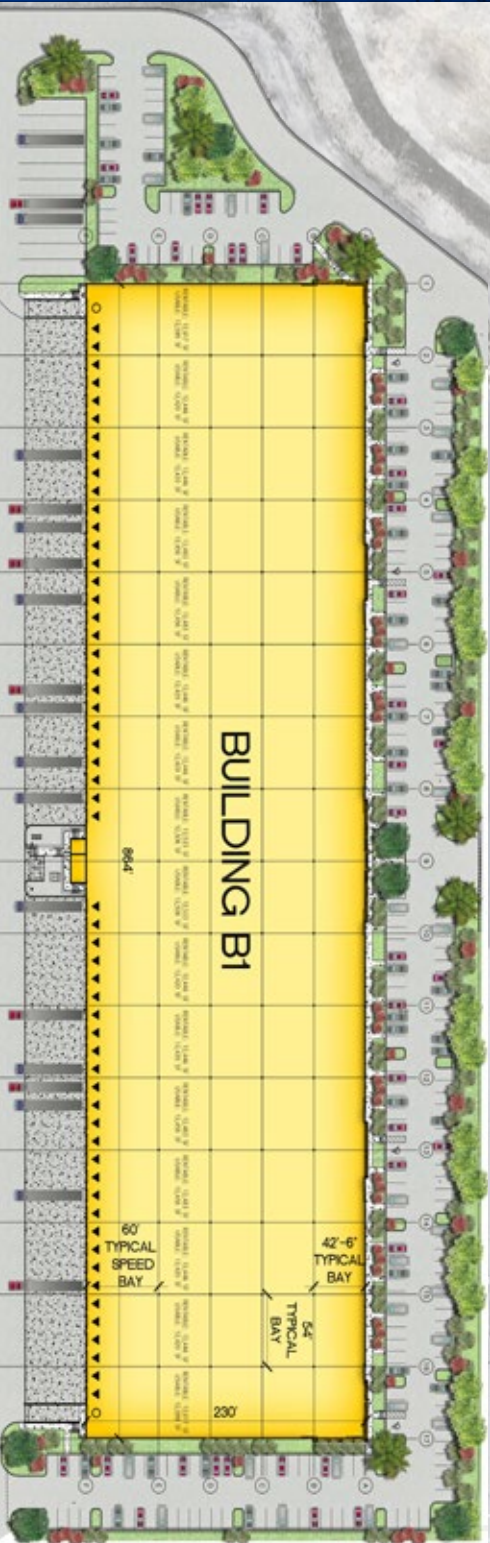
110,588 SF

Clear Height: 24'
 Exterior Docks: 46
 Ramps: 2
 Car Parking: 178
 Truck Court: 180'
 Spec Office: To Suit

BUILDING B4

493,570 SF

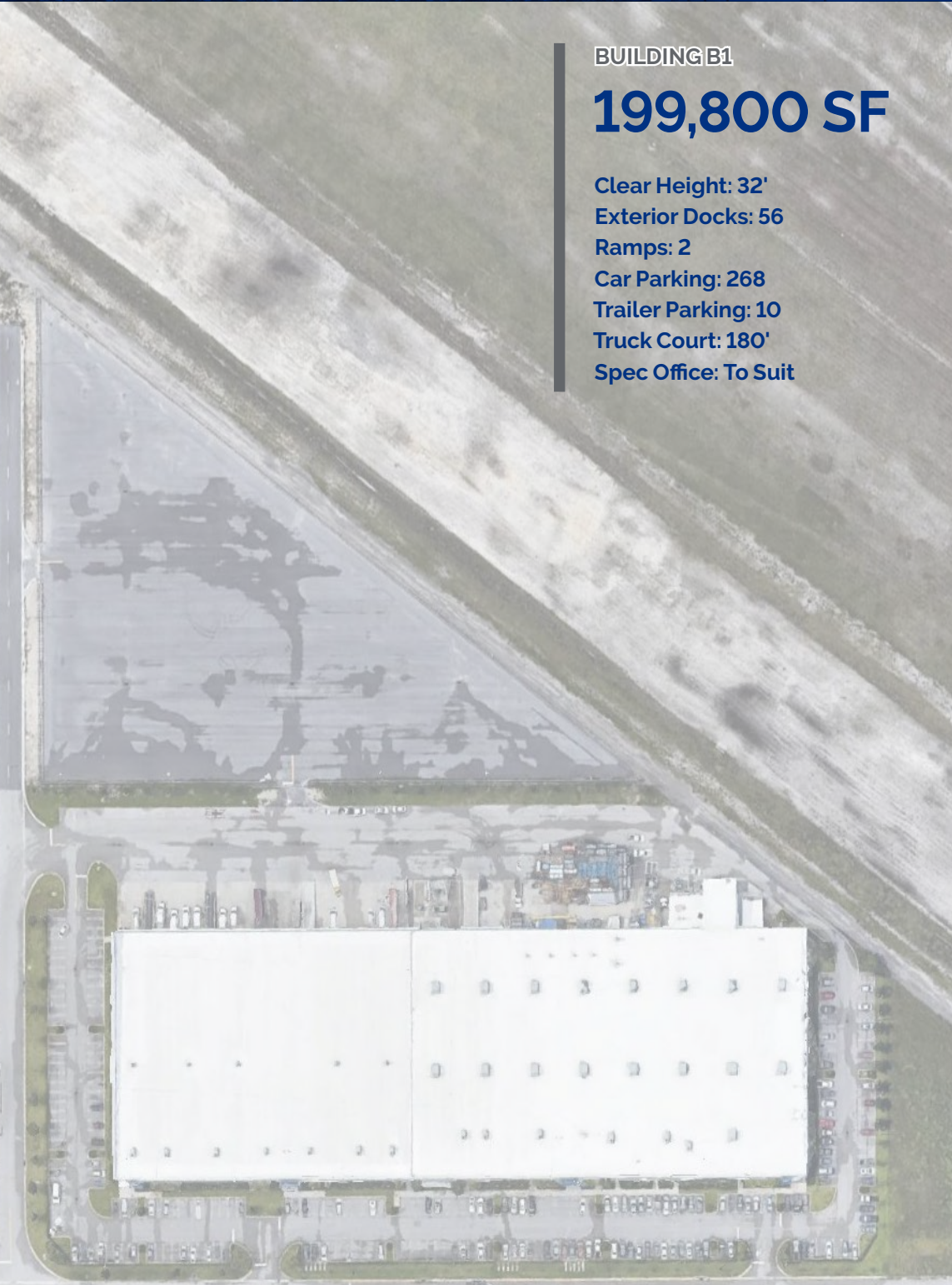
Clear Height: 36'
 Exterior Docks: 103
 Ramps: 4
 Car Parking: 415
 Trailer Parking: 58
 Truck Court: 130' - 180'
 Spec Office: To Suit



BUILDING B1

199,800 SF

- Clear Height: 32'
- Exterior Docks: 56
- Ramps: 2
- Car Parking: 268
- Trailer Parking: 10
- Truck Court: 180'
- Spec Office: To Suit



BUILDING B2

231,927 SF

Clear Height: 32'

Exterior Docks: 68

Ramps: 2

Car Parking: 256

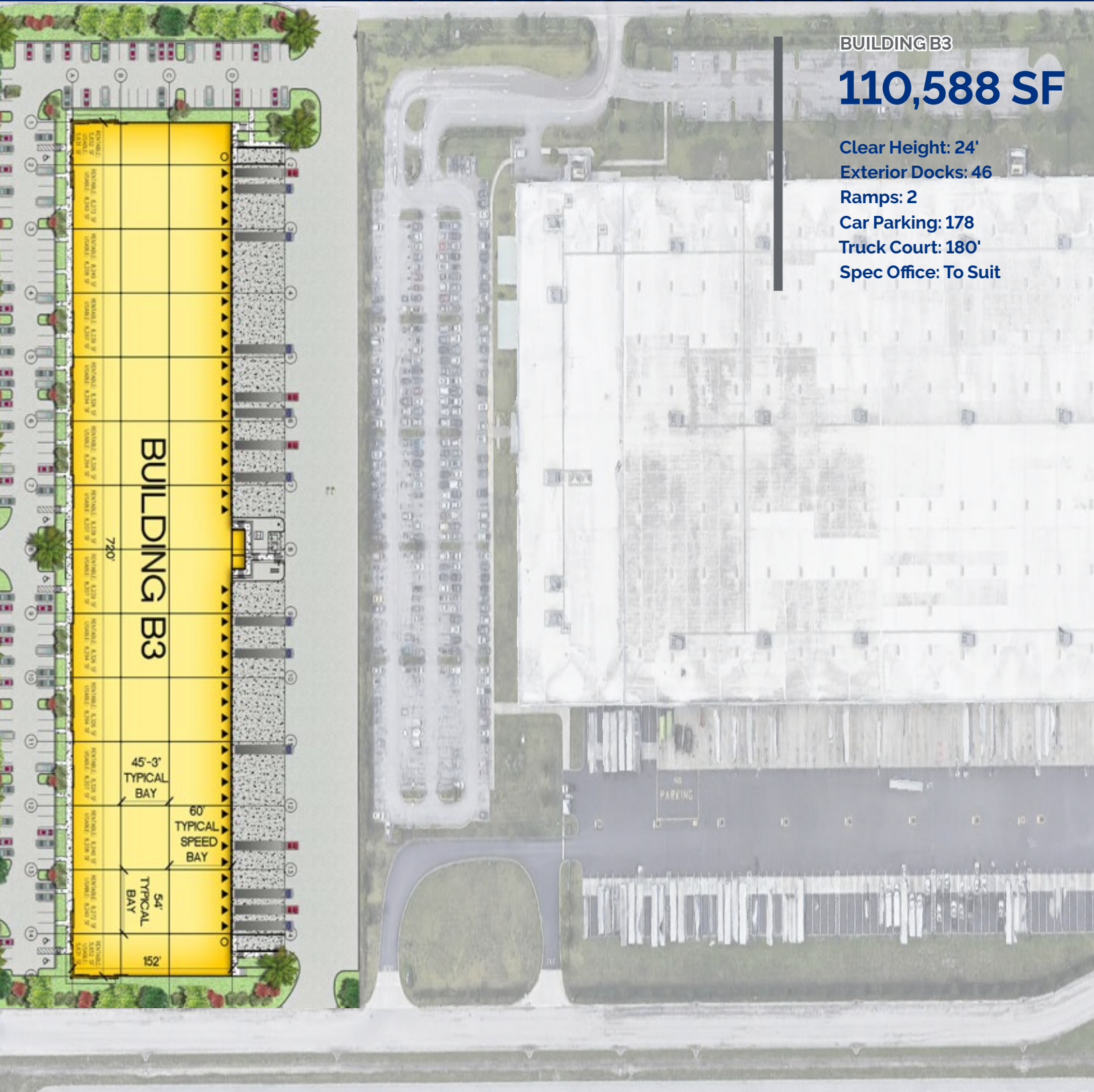
Truck Court: 120'

Spec Office: To Suit



BUILDING B3

AVISON BRIDGE



BUILDING B3

110,588 SF

- Clear Height: 24'
- Exterior Docks: 46
- Ramps: 2
- Car Parking: 178
- Truck Court: 180'
- Spec Office: To Suit

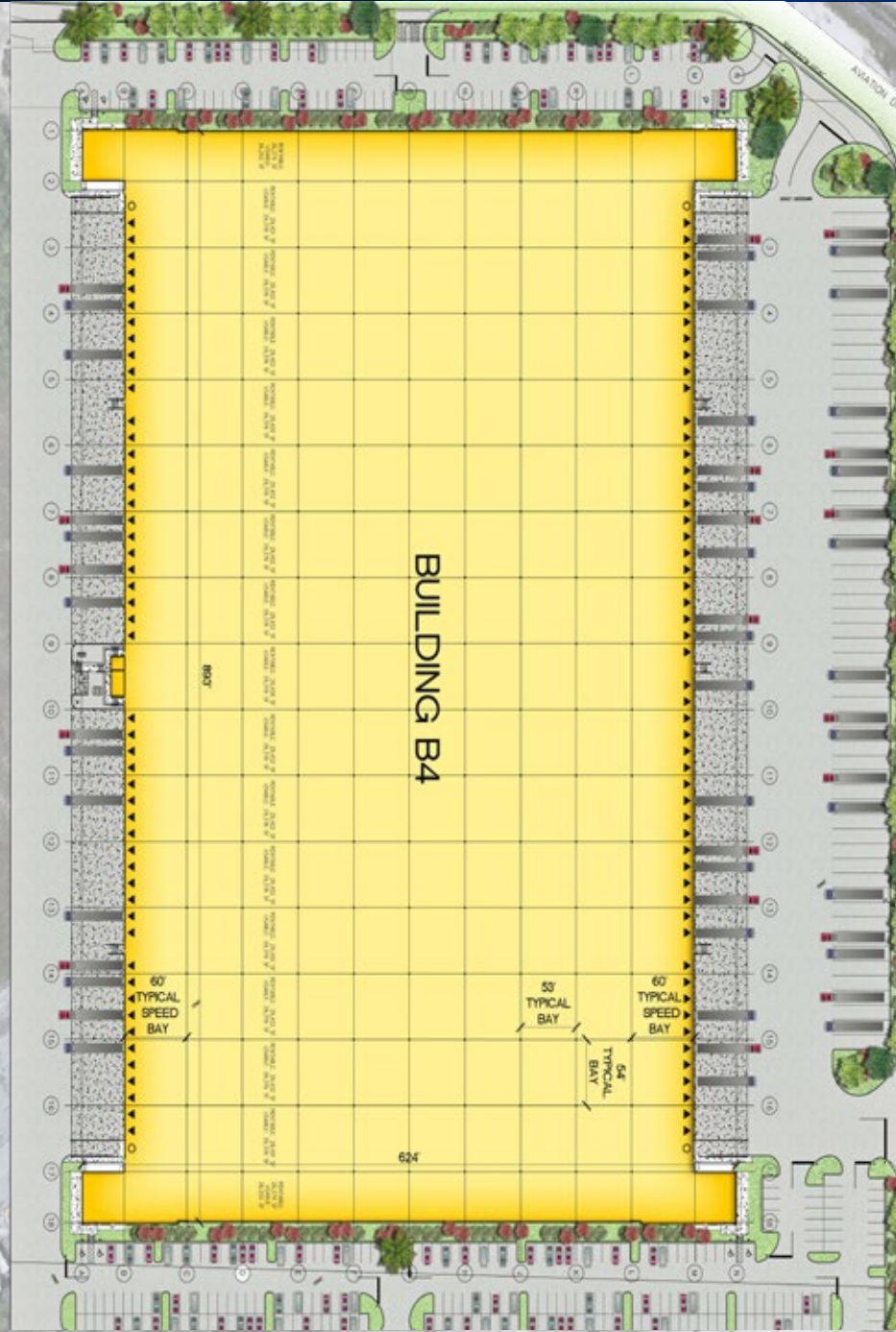
BUILDING B4

AVISON BRIDGE

BUILDING B4

493,570 SF

- Clear Height: 36'
- Exterior Docks: 103
- Ramps: 4
- Car Parking: 415
- Trailer Parking: 58
- Truck Court: 130' - 180'
- Spec Office: To Suit





HIGHLIGHTS

- Centrally located in North Miami-Dade County
- Excellent access to tri-county distribution points
- Area offers abundant restaurants, shopping, banking and hotel

INTERSTATE 75 (VIA SR 927)

4 miles

INTERSTATE 95

8 miles

FLORIDA'S TURNPIKE (VIA SR 826)

8 miles

MIAMI INT'L AIRPORT

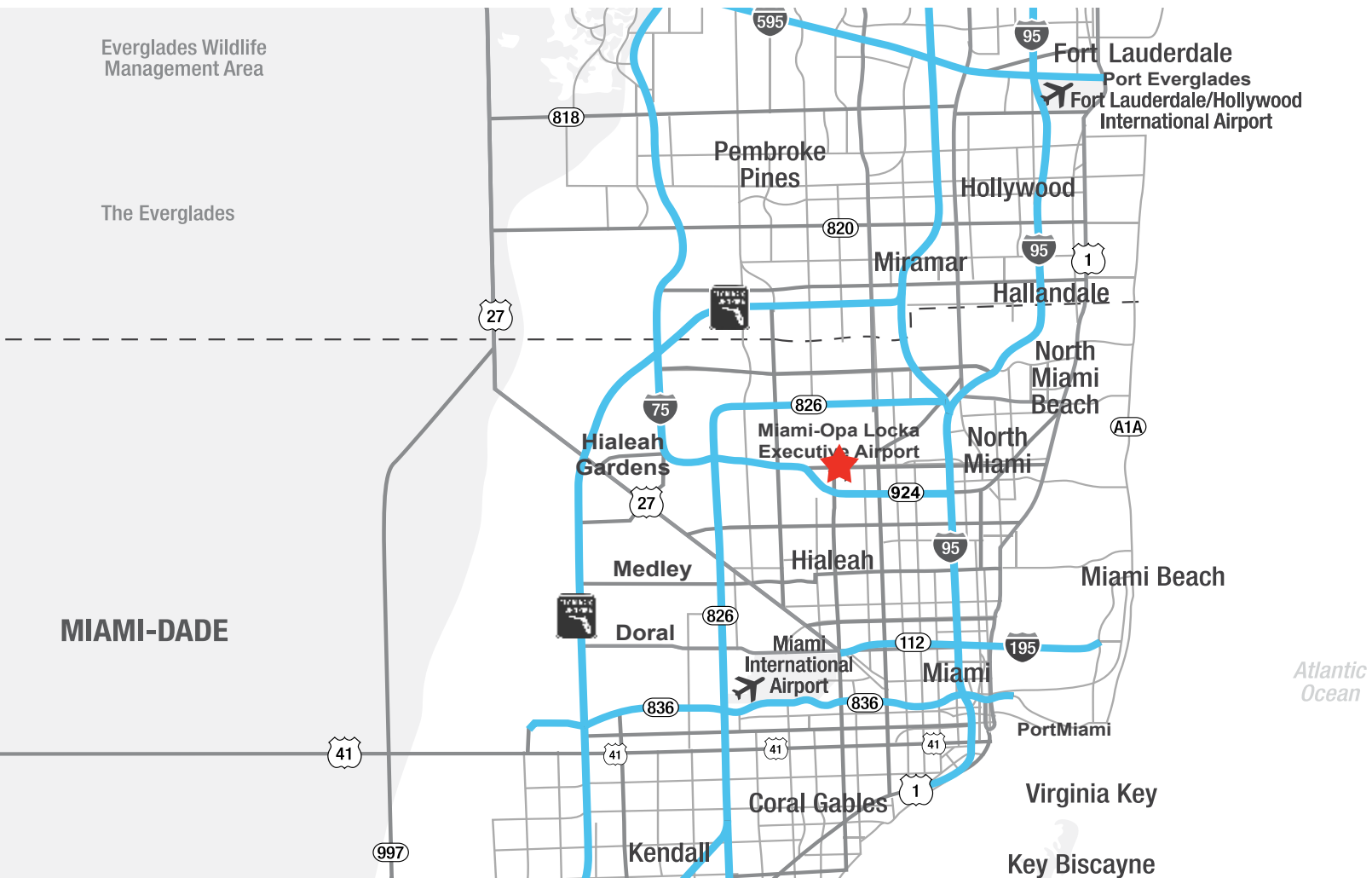
26 minutes

PORT OF MIAMI

30 minutes

FTL-HLWD INT'L AIRPORT

32 minutes



RENDERINGS

AVISON BRIDGE



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**AVISON
YOUNG**

40 MILLION+ SF NATIONWIDE

BRIDGE is a privately-owned firm that focuses on the ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL REAL ESTATE in the supply constrained U.S. CORE industrial markets of Chicago, Miami, New Jersey/New York, Los Angeles/San Francisco and Seattle.

Our people EMBRACE COMPLEXITY and execute with CREATIVITY AND CERTAINTY. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS

- 2018 • Developer of the Year, Chicago Commercial Real Estate Awards
- 2018 • Developer of the Year, NAIOP South Florida
- 2018 • Industrial Speculative Development of the Year, NAIOP Chicago
- 2018 • Commercial Real Estate Project of the Year, South Florida Business Journals
- 2018 • Deal of the Year, NAIOP New Jersey
- 2018 • Community Appearance Award, City of Fort Lauderdale
- 2017 • Project of the Year, NAIOP South Florida
- 2017 • Industrial Speculative Development of the Year, NAIOP Chicago
- 2016 • Developer of the Year, NAIOP South Florida
- 2015 • Industrial Redevelopment of the Year, NAIOP Chicago
- 2015 • Developer of the Year, NAIOP Chicago
- 2015 • Developer of the Year, Chicago Commercial Real Estate Awards
- 2014 • Industrial Redevelopment of the Year, NAIOP Chicago
- 2011 • Developer of the Year, Chicago Commercial Real Estate Awards

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION



CITY OF FORT LAUDERDALE



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