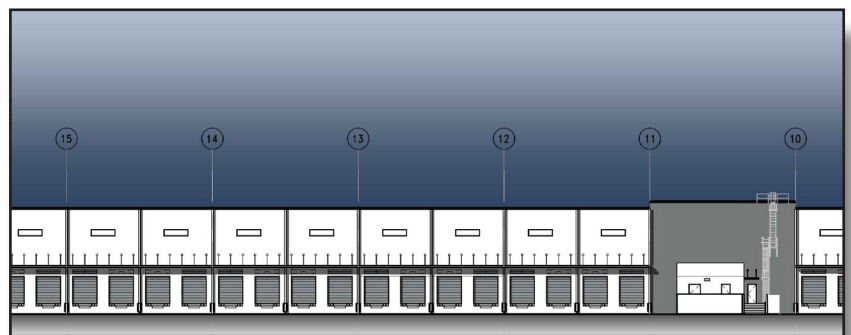
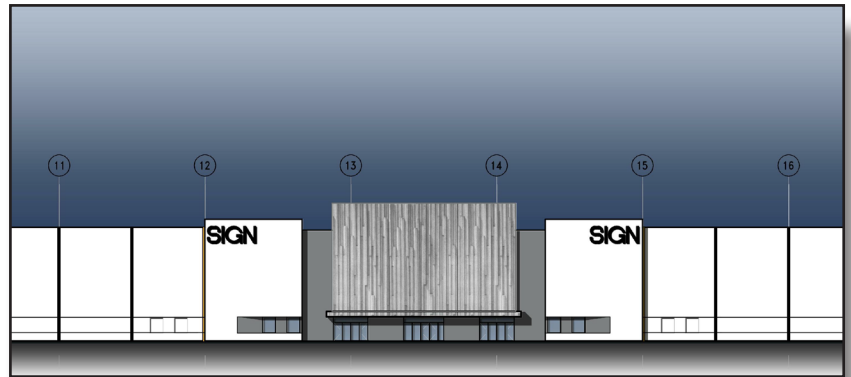




### Class A Industrial Space | For Lease

- Totalling 312,834 Square Feet:
  - » Building 1: 147,974 SF
  - » Building 2: 164,860 SF
- Average Bay Size:
  - » Building 1: 7,752 SF
  - » Building 2: 8,640 SF
- 32' Ceiling Heights
- Office to Suit
- 140' - 156' Bay Depths
- 124 Total Dock Doors (4 doors / Bay)
- 275 Total Car Parking Spaces
- Shared 180' Truck Court
- ESFR Sprinkler System
- Heavy Power Available
- Estimated Delivery: Q1 2021



[Click Here to Visit our Website](#)

#### Brokerage Contacts:

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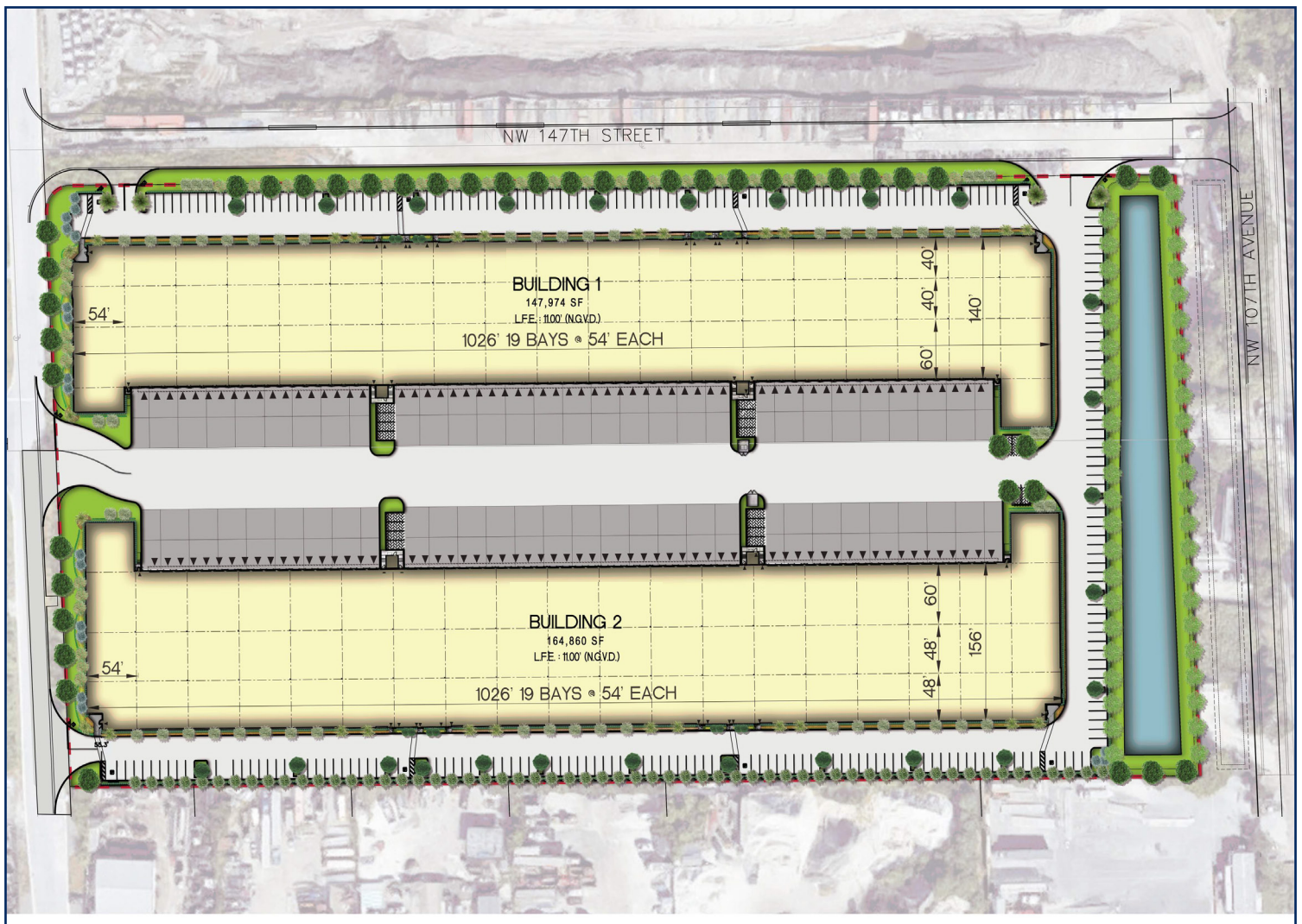
**Site Plan**

**Building 1: 147,974 Square Feet**

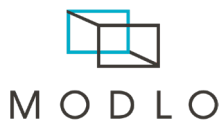
- Divisible Down to 22,700 SF
- Average Bay Size: 7,752 SF
- 140' Deep
- 54' Column Width

**Building 2: 164,860 Square Feet**

- Divisible Down to 25,285 SF
- Average Bay Size: 8,640 SF
- 156' Deep
- 54' Column Width



Developed By:



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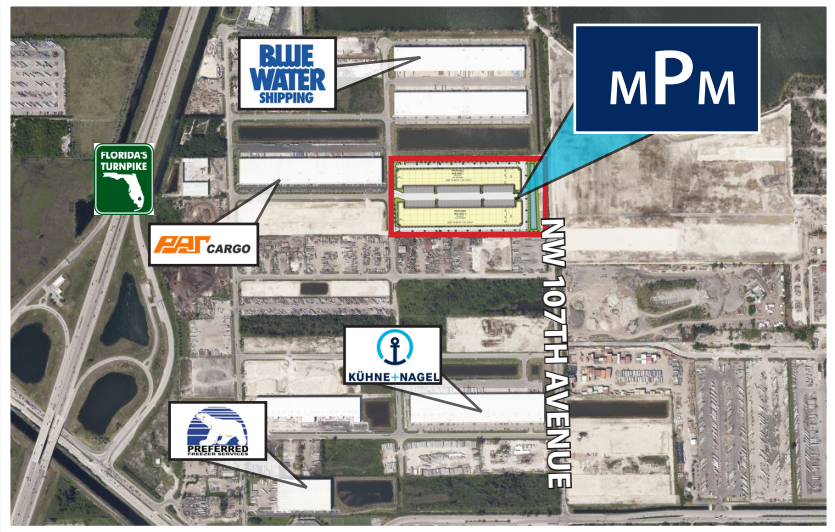
Nick Niemann  
Vice President  
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**Site Plan**



**Prime Location**

- Excellent access to various major highways as well as the Okeechobee Road Corridor
- Centrally located between Miami International Airport & Fort Lauderdale / Hollywood International Airport.
- Conveniently positioned between both major ports
- Premier Frontage on NW 107th Avenue (Future expansion to 170th Street)



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