

NOW PRE-LEASING

BRAND NEW WAREHOUSES

GRATIGNY LOGISTICS CENTER

3000 NW 123RD STREET
MIAMI, FL 33167

EXPECTED DELIVERY | JANUARY 2021



LEASING CONTACTS:

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MIAMI | 305.350.0915 | NGKF.COM
1111 BRICKELL AVENUE | SUITE 2000
MIAMI, FLORIDA 33131
TEAM WEBSITE: MIAMIWAREHOUSESPACE.COM



OVERVIEW

PROJECT SPECIFICATIONS

- Two (2) Buildings Totaling $\pm 447,000$ SF
- Situated on ± 20 Acres
- Build-To-Suit Offices
- ESFR Fire Protection
- Abundant Parking Spaces
- Each Building is Divisible to $\pm 85,000$ SF
- Expected Delivery | January 2021

BUILDING A

- $\pm 221,300$ SF
- $\pm 32'$ Clear Ceiling Height
- 64 Dock Doors
- 2 Concrete Ramps
- 215'-6" Building Depth
- 185' Shared Truck Court
- $\pm 51'$ Column Spacing

BUILDING B

- $\pm 225,600$ SF
- $\pm 32'$ Clear Ceiling Height
- 64 Dock Doors
- 2 Concrete Ramps
- 215'-6" Building Depth
- 185' Shared Truck Court
- $\pm 52'$ Column Spacing

ASKING: \$8.50 PER SF NNN



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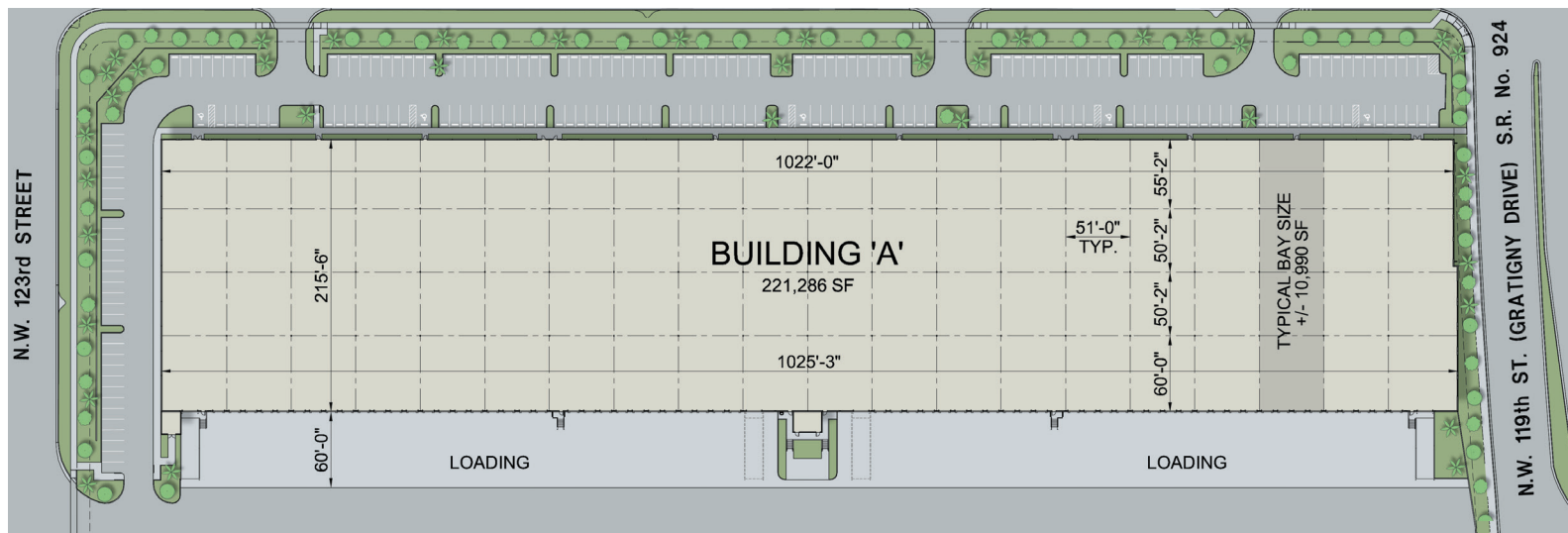


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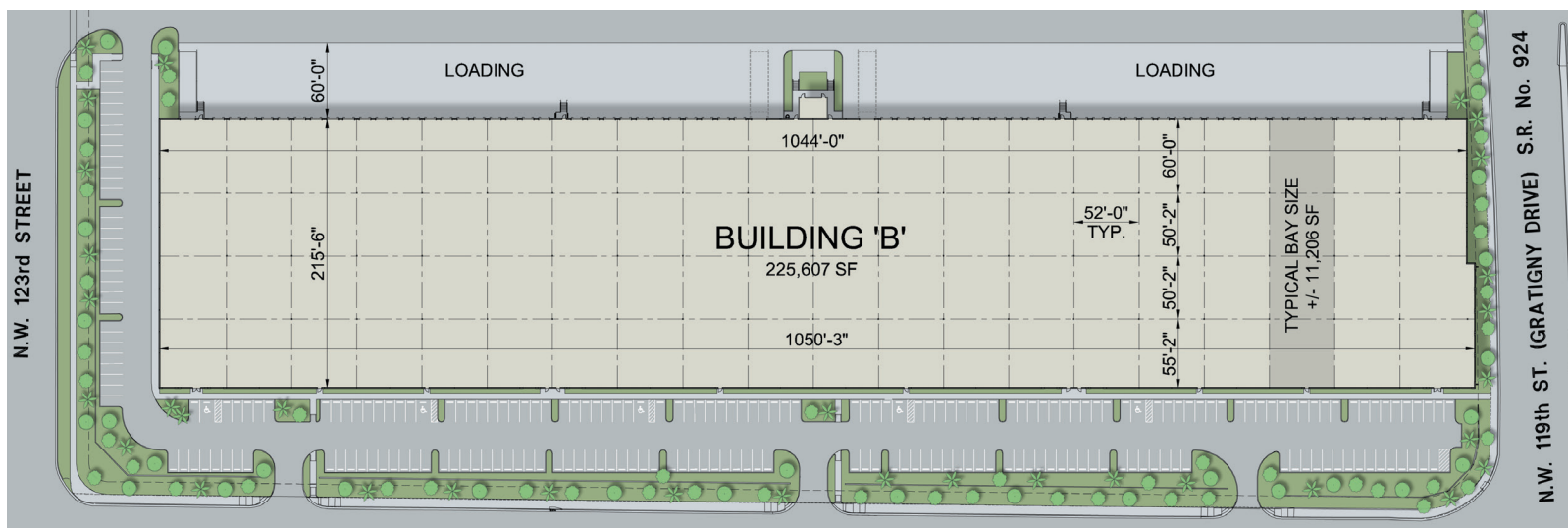


BUILDING PLANS

BUILDING A | ±221,300 SF



BUILDING B | ±225,600 SF



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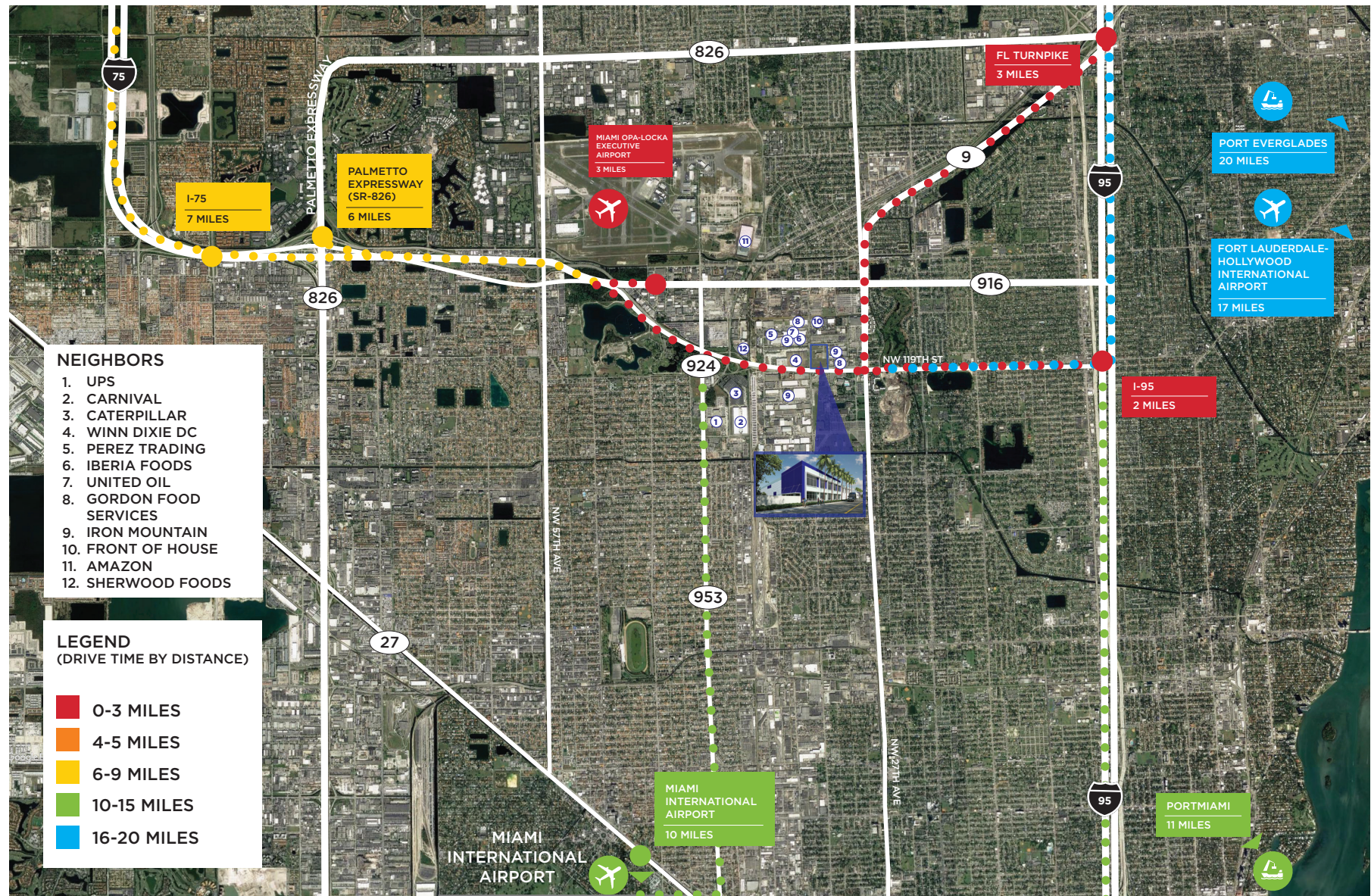
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LOCATION AERIAL



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