

IRONWOOD

COMMERCE CENTER
PHASE II



Brand New
Class A Industrial Park
Available starting Q2 2026



Delivering 758,387 SF

12691 NW 42nd Avenue, Opa-Locka, FL 33054

CBRE

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Property Overview

Ironwood Commerce Center II is the newest industrial park in the Central Dade submarket of Miami, and will deliver six buildings, totaling $\pm 758,387$ SF.



Total SF:
 $\pm 758,387$



Loading:
Bldgs 1-4 Rear loading
Bldg 5-6 Front loading



Trailer Stalls:
99



Clear Height:
36'

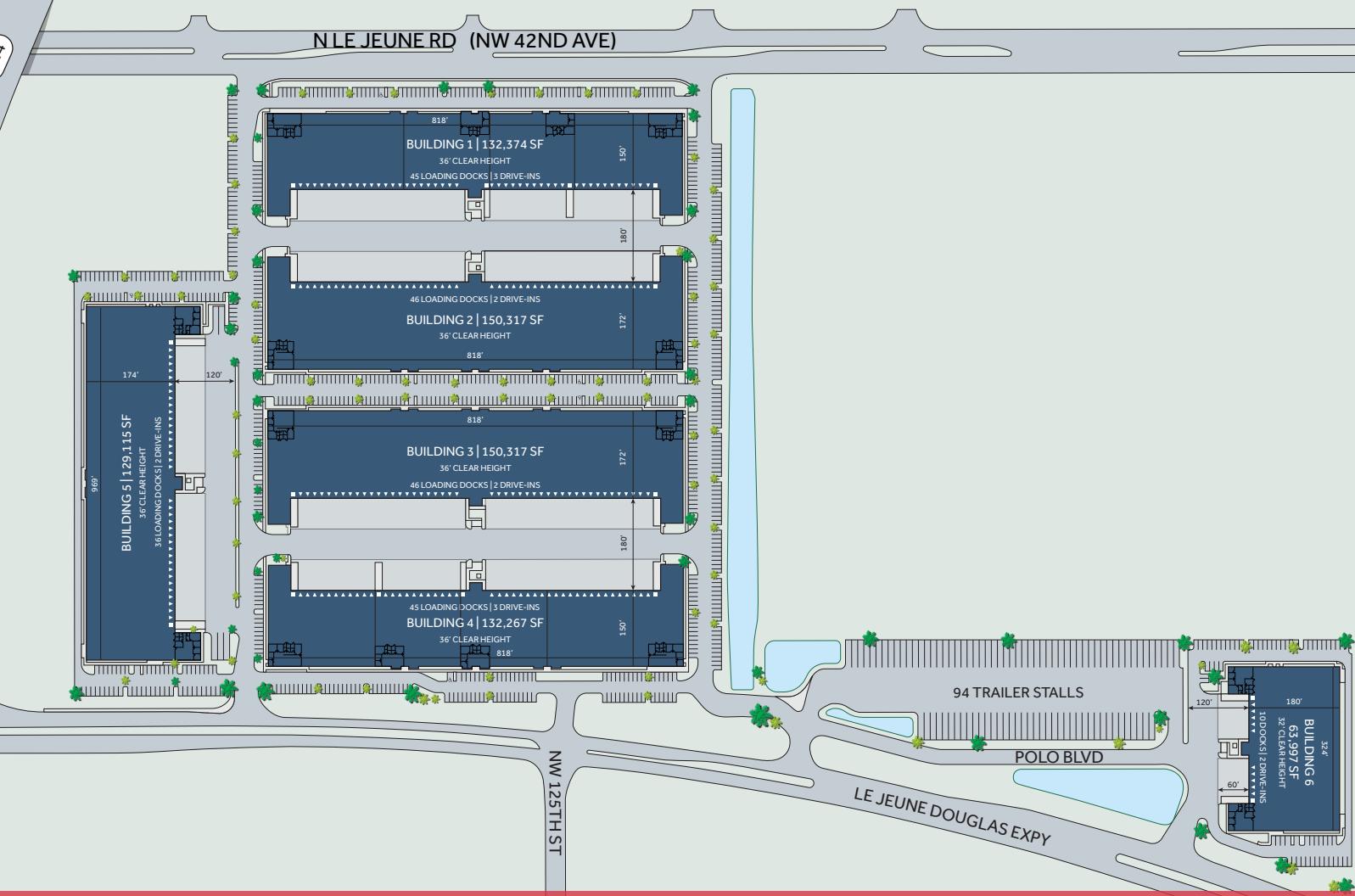


Truck Court:
120'-180' Shared



Parking:
1.00:1,000





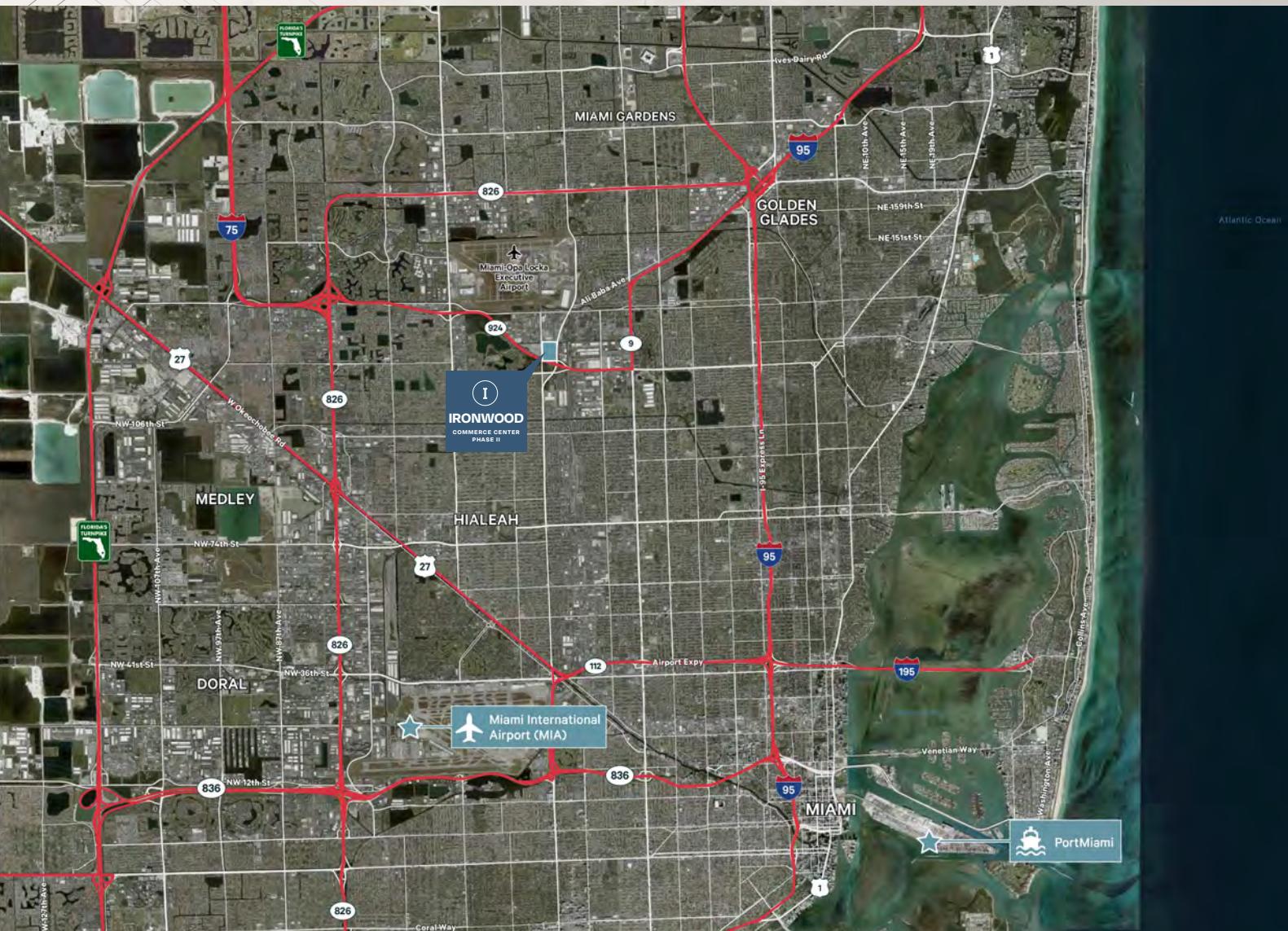
Property Features

	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5	BLDG 6
Building Size	±132,374 SF	±150,317 SF	±150,317 SF	±132,267 SF	±129,115 SF	±63,997 SF
Minimum Divisible	±25,000 SF	±35,000 SF	±35,000 SF	±25,000 SF	±60,000 SF	n/a
Spec Office	±2,382-3,024 SF	±2,881 SF	±2,881 SF	±2,382-3,024 SF	±2,521 SF	±2,526 SF
Clear Height	36'	36'	36'	36'	36'	32'
Loading	45 docks 4 ramps	46 docks 2 ramps	46 docks 2 ramps	45 docks 4 ramps	36 docks 2 ramps	10 docks 2 ramps
Car Parking	109 spaces	137 spaces	170 spaces	126 spaces	131 spaces	62 spaces
Trailer Stalls	0	0	0	0	5	94
Avg Bay Size	8,100 SF	9,300 SF	9,300 SF	8,100 SF	9,400 SF	N/A
Building Depth	150'	172'	172'	150'	174'	180'
Available	Q3 2026	Q4 2026	Q4 2026	Q4 2026	Q4 2026	Q2 2026



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