

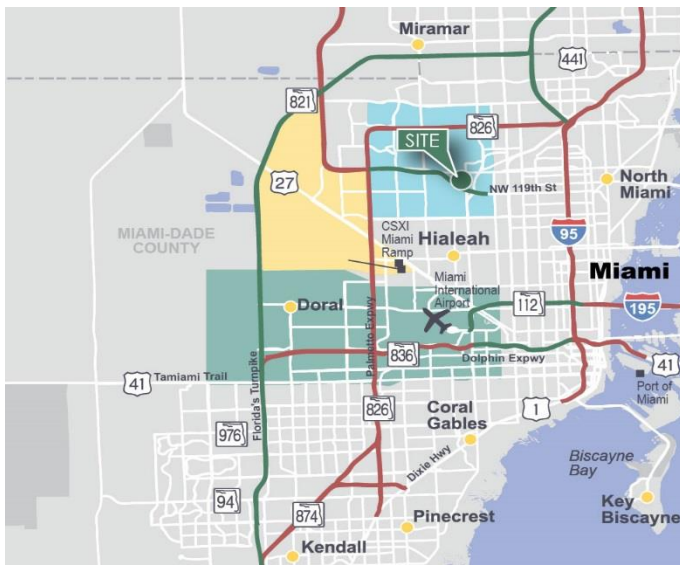
# 102,871 SF

## Industrial Space For Lease



## Prologis Gratigny Industrial Park, 13

3201 NW 110<sup>th</sup> Street  
Miami, FL 33167 USA



### LOCATION

- Gratigny Central
- Immediate access to Gratigny Parkway, Florida's Turnpike, and I-95.
- 8 miles to Miami International Airport.
- 13 miles to Port of Miami.
- 15 miles to Port Everglades

### FACILITY

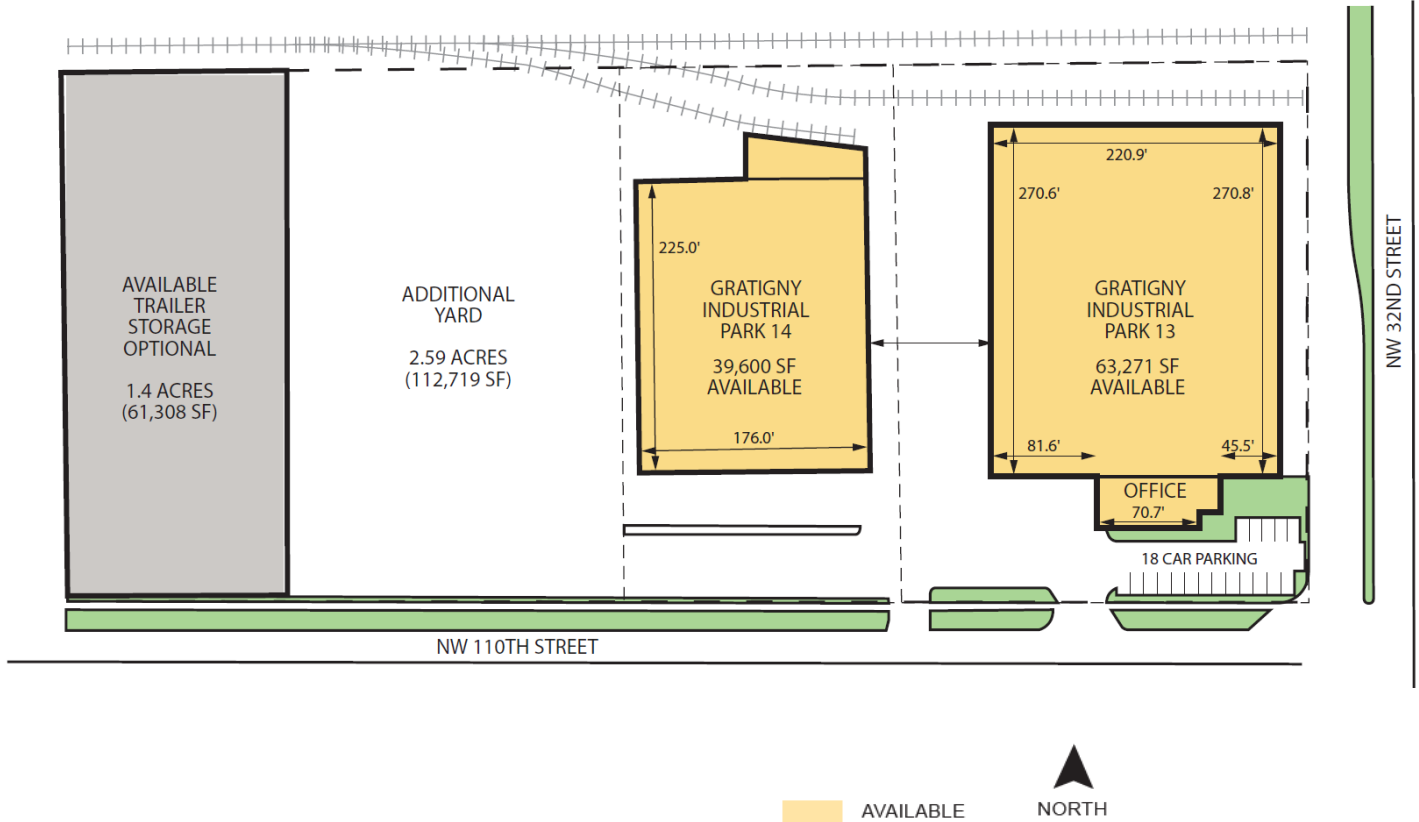
- Street level loading with large yard
- 102,871 total s.f. available on 7.5 acres with ability to increase to 8.9 acres
  - Building 13 = 63,271 s.f.
  - Building 14 = 39,600 s.f.
- +/-3,300 s.f. office
- CSX rail served – active rail with oversized platform
- Ample parking
- 30' x 35' column spacing
- Available 2Q 2020
- Optional – additional 1.4 acres (61,308 s.f.) of land available bringing total site to 8.9 acres

### ADVANTAGES AND AMENITIES

- Heavy power: 3 phase
- Fully secured unique grade level warehouse with ample yard space
- Institutionally owned and managed

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