

# BRIDGE POINT COMMERCE CENTER, PHASE II

# BRIDGE

[cbre.us/bpccfl](http://cbre.us/bpccfl) | 21451 & 21301 NW 47th Avenue | Miami Gardens, FL 33056



## AVAILABLE FOR IMMEDIATE OCCUPANCY

### HIGHLIGHTS

- Move a tenant in, of any size, tomorrow!
- Divisible to +/- 180,000 SF
- Frontage and signage on Florida Turnpike
- Turnpike Visibility (155,310 vehicle traffic per day)
- Campus Environment
- 36' Clear Height
- Phase I delivered (fully leased)
- Phase I tenants include UPS, NOVO Health Services, HapCor, City Furniture, USPS, Wal-Mart & Addison House

### AVAILABLE SPACE

**1,191,293 SF**

### LAND SIZE

**95.64 Acres**

### AVAILABILITY

**Immediate**

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**CBRE**



**BUILDING A**  
21451 NW 47<sup>TH</sup> AVENUE

## 794,230 SF

Building Size: 794,230 SF  
Divisible To: +/- 180,000 SF  
Spec Office: To Suit  
Clear Height: 36'  
Exterior Docks: 146  
Drive-in Doors: 4  
Car Parking: 513  
Trailer Parking: 166  
Bay Size: 50' x 54' (60' speedbay)

**BUILDING B**  
21301 NW 47<sup>TH</sup> AVENUE

## 397,063 SF

Building Size: 794,230 SF  
Divisible To: +/- 250,000 SF  
Spec Office: To Suit  
Clear Height: 36'  
Exterior Docks: 73  
Drive-in Doors: 2  
Car Parking: 298  
Trailer Parking: 100  
Bay Size: 50' x 54' (60' speedbay)

