BRIDGE POINT COMMERCE CENTER, PHASE II

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

II BRIDGE

1,191,293 SF

LAND SIZE

95.64 Acres

AVAILABILITY

Immediate

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SITE PLAN

II BRIDGE

BUILDING A 21451 NW 47TH 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 47TH 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)



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