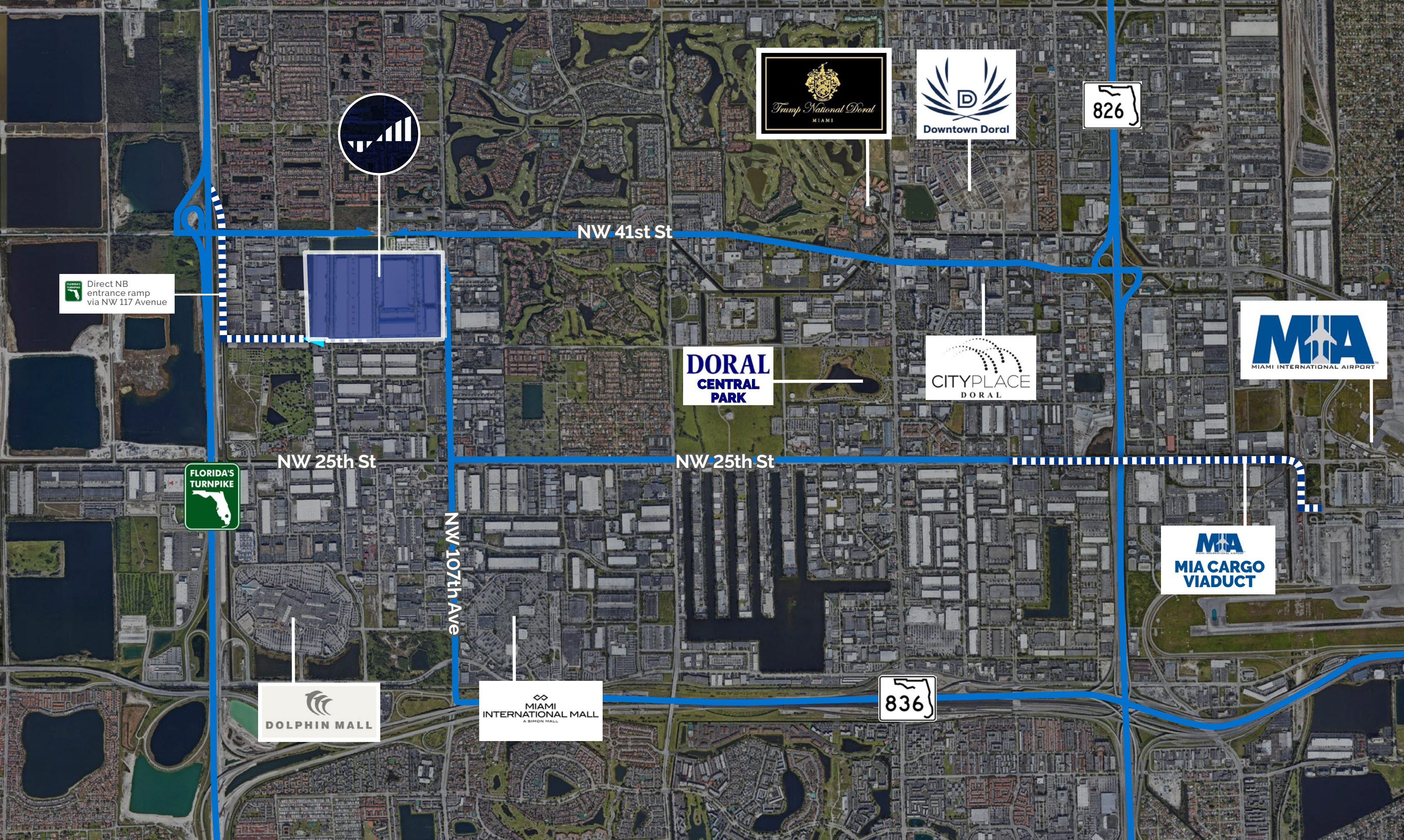




BRIDGE POINT DORAL

UP TO $\pm 640,000$ SF AVAILABLE FOR LEASE
 ± 2.6 M SF NEW STATE-OF-THE-ART INDUSTRIAL PARK

3600 NW 112 AVE | DORAL, FL



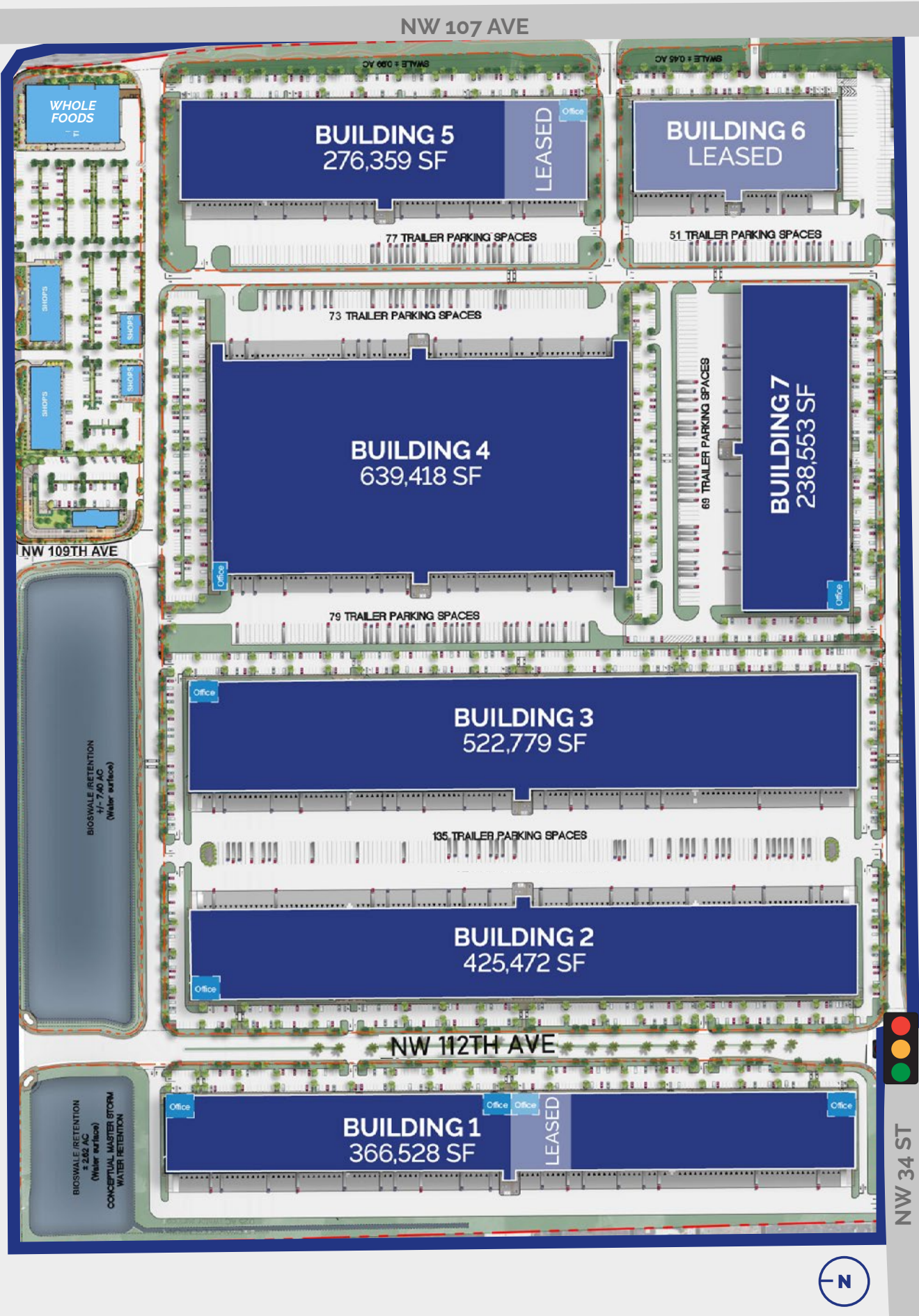


BUILDING OPTIONALITY

	Building Size	Spec Office	Clear Height	Loading Doors	Car Parking	Building Depth	Trailer Drops
Building One 3600 NW 112 AVE	366,528 SF	2,300 - 2,521 SF	36'	124	306	200'	0
Building Two 3605 NW 112 AVE	425,472 SF	2,268 SF	36'	120	389	240'	135
Building Three 10955 NW 34 ST	522,779 SF	2,268 SF	36'	120	421	295'	135
Building Four 10875 NW 40 ST	639,418 SF	3,303 SF	40'	136	403	570'	152
Building Five 3700 NW 107 AVE	276,359 SF	2,482 SF	36'	70	211	255'	77
Building Seven 10855 NW 34 ST	238,553 SF	2,487 SF	36'	54	216	275'	69



NW 41 ST



CREATING THE NEXT GENERATION OF INDUSTRIAL PARKS

Located in the heart of the Miami Airport/Doral Central Business District, Bridge Point Doral (BPD) is the newest and most-coveted industrial development in South Florida. BPD offers numerous physical and locational amenities which add operational value, other area industrial projects cannot offer.

SIZE MATTERS

Ability to deliver up to a continuous 523,000 SF in 2025 and subsequent Build to Suit optionality.

LOCATION

Doral is the most prestigious industrial submarket in Florida, offering status, access to ancillary businesses and area amenities

TRAILER DROPS

A cost saving asset important to most warehouse occupiers. All but one of our buildings provide them as designed.

CONVENIENCE

Offers room for your business to grow over time, signalized intersections and planned food and retail on site.

ACCESS

Multiple highway access to Florida's Turnpike, the MIA Cargo Viaduct, and SR's 826 and 836. Minutes to MIA, Port Miami, and Miami's CBD.

EFFICIENCY

36' clear ceiling heights provide a plus 30% reduction in SF for racked buildings, compared to 24' clear

VALUE

Your Success – Add 1 through 5 = Value delivered.

COMPARE

Compare BPD to the competition, and add quality construction, professional property management and a long-term hold strategy

Bridge Point Doral is the **ONLY** industrial park in the Doral/Airport market that can deliver up to 523,000 continuous SF in 2025 and subsequent Build-to-Suit optionality.

UNLOCKING CONVENIENCE

Premier Location in one of the
fastest growing cities in South
Florida

Immediate highway access
with close proximity to MIA
Cargo Entrance and Port
Miami

Seasoned developers/owner with
proven national track record of
industrial development

Multiple space sizes available,
including up to ±640,000 SF
built-to-suit options

Single and multi-tenant
building configurations
available



On-site trailer
parking



36' - 40'
Clear Heights



60' Speed Bays



Class A spec &
built-to-suit office



Rear Load and Cross
Dock Configurations



Secure location with
ability to privatize truck
courts



PERFECTLY LOCATED IN DORAL

With easy access to major highways and ports

FLORIDA'S TURNPIKE
0.5 miles

PALMETTO EXPY
3 miles

PORTMIAMI
12 miles

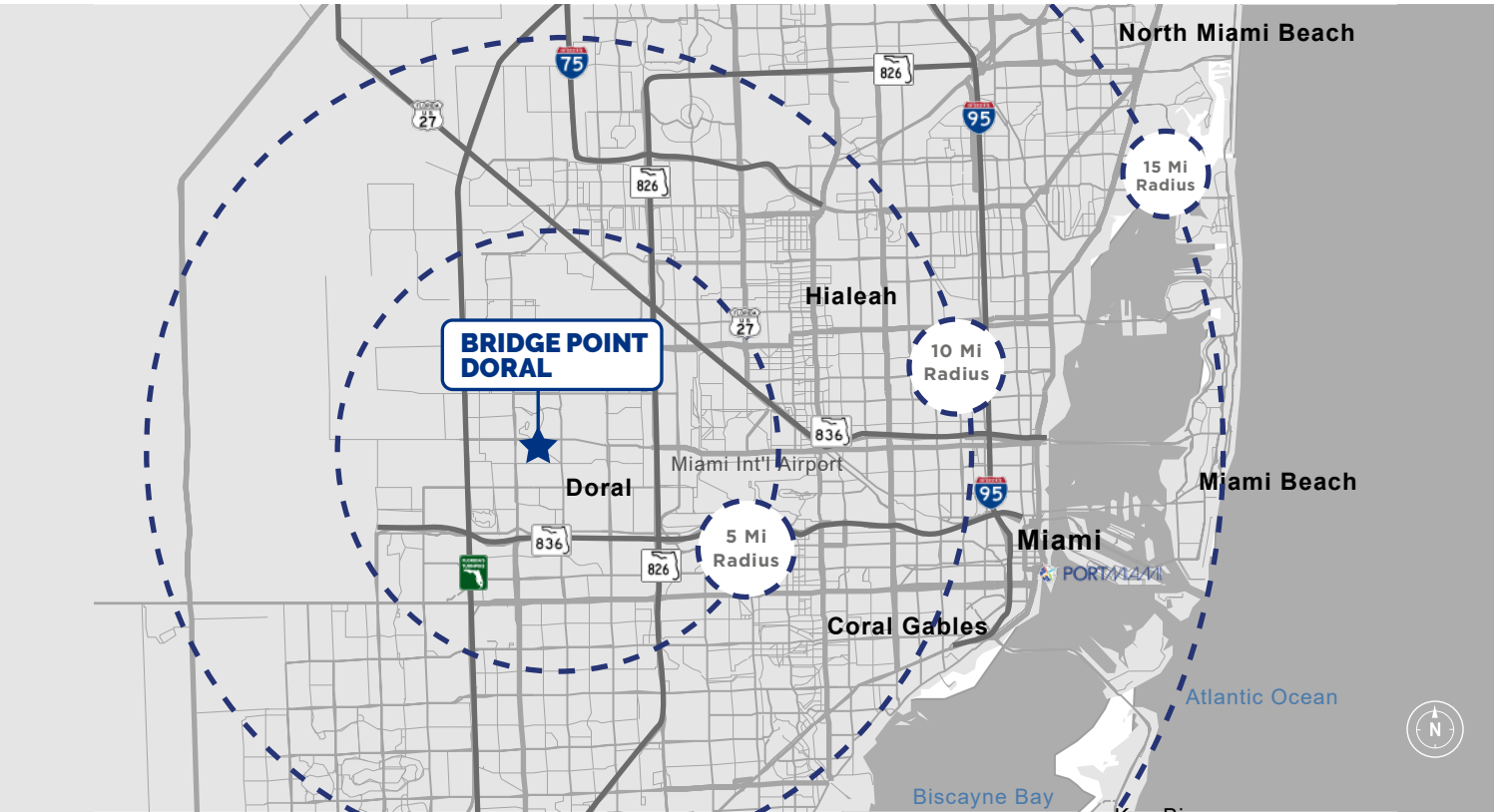
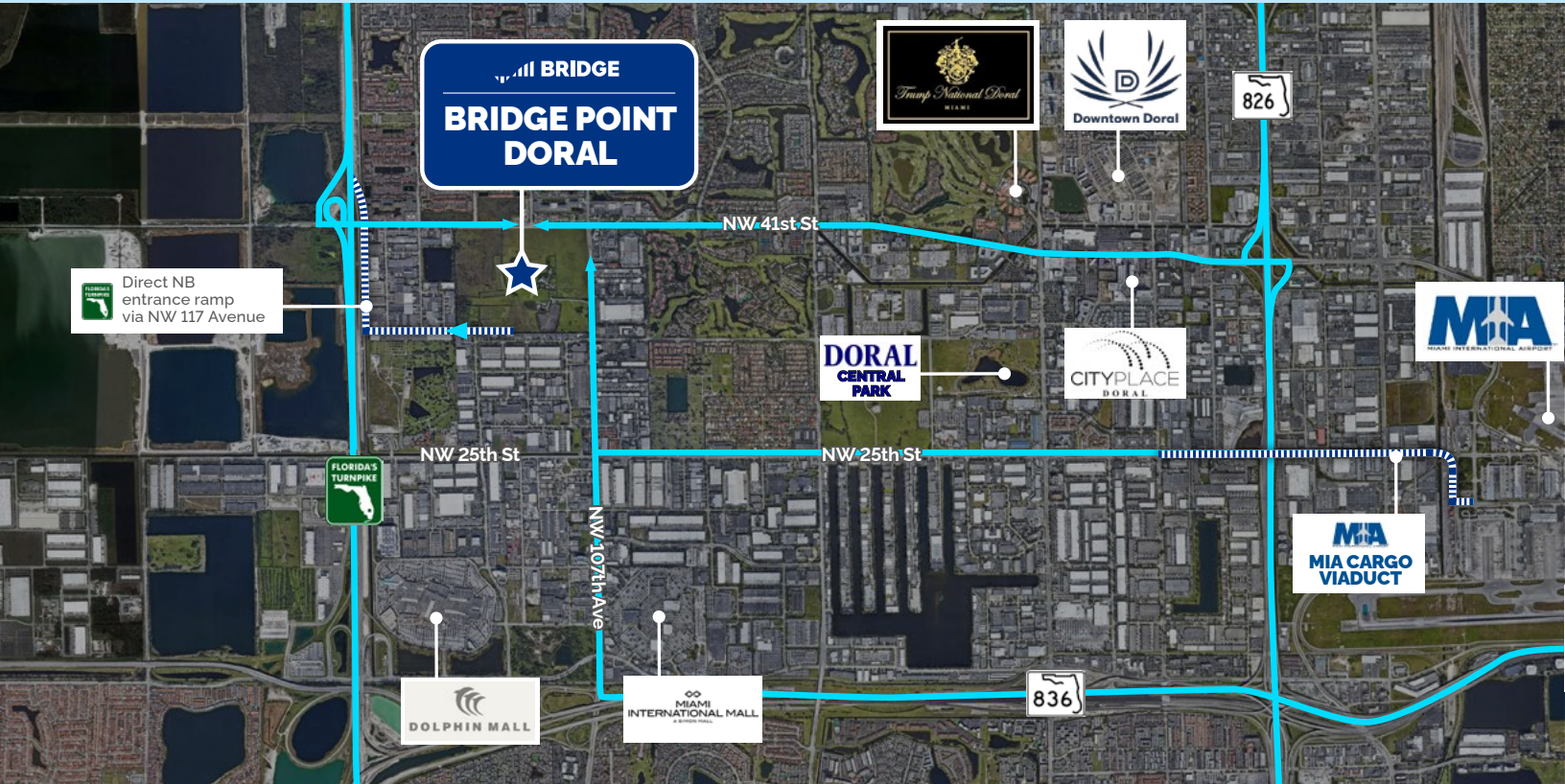
MIAMI INT'L AIRPORT
4 miles

DOLPHIN EXPY
1.5 miles

INTERSTATE - 75
6.2 miles

PORT EVERGLADES
24 miles

FLL INT'L AIRPORT
23 miles





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AMSTERDAM • LONDON • PARIS

Bridge Industrial, a privately-owned, vertically integrated real estate operating company and investment manager transforms complex real estate opportunities into irreplaceable industrial assets.

Bridge Industrial acquires and develops sites where it can leverage its expertise in complex transactions, skilled site development, creative property solutions, and successful leasing. The firm seeks opportunities to acquire and develop Class A industrial facilities in high barrier to entry markets across the globe, that can meet the steady demand for last-mile and next-day delivery.



73M+ SF *ACQUIRED & DEVELOPED
SINCE 2000*

OUR COMMITMENT TO SUSTAINABILITY

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



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