

60,316 SF

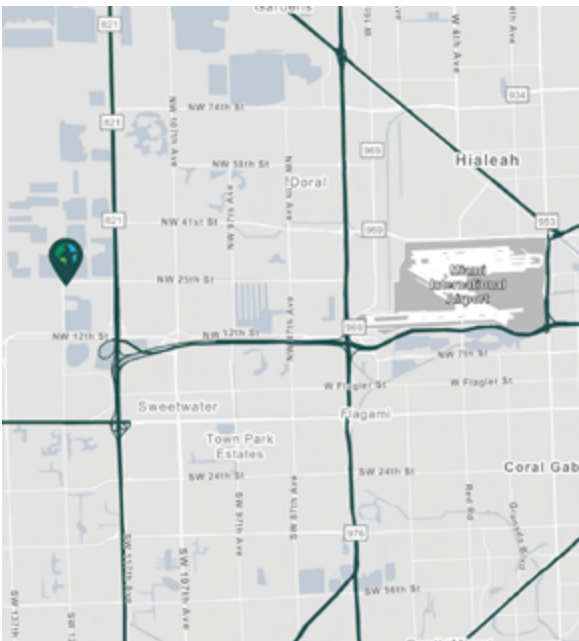
Industrial Space For Lease



Prologis Beacon Lakes 13



12650 NW 25th Street
Miami, FL 33182 USA



LOCATION

- Unparalleled connectivity with direct access to 836 (Dolphin expressway), Florida's Turnpike and 826 (Palmetto expressway)
- Easy access to Miami International Airport and Port of Miami

FACILITY

- 60,316 total SF
- 57,250 warehouse SF
- 3,066 SF office
- 30' clear height
- 1.18 /1,000 SF car parking ratio
- **Surplus ±100 trailer parking, exclusive use by Prologis' tenants within the park**
- 20 dock doors
- 177' building depth
- 54' x 41' column spacing typical
- ESFR sprinkler system and LED energy efficient lighting
- Available 5/1/2025

ADVANTAGES AND AMENITIES

- Excellent amenities within the park: 500,000+ SF of shopping, dining and entertainment: Top Golf, Home Depot, Dick's, Starbucks and more
- Warehouse neighbors include UPS, Amazon, XPO Logistics, NBC Universal/ Telemundo, Goya and Hyundai among many others
- **Prologis Clear Lease®** – Know your lease expenses and capital cost with greater certainty before your sign



Scan the QR code for more info!

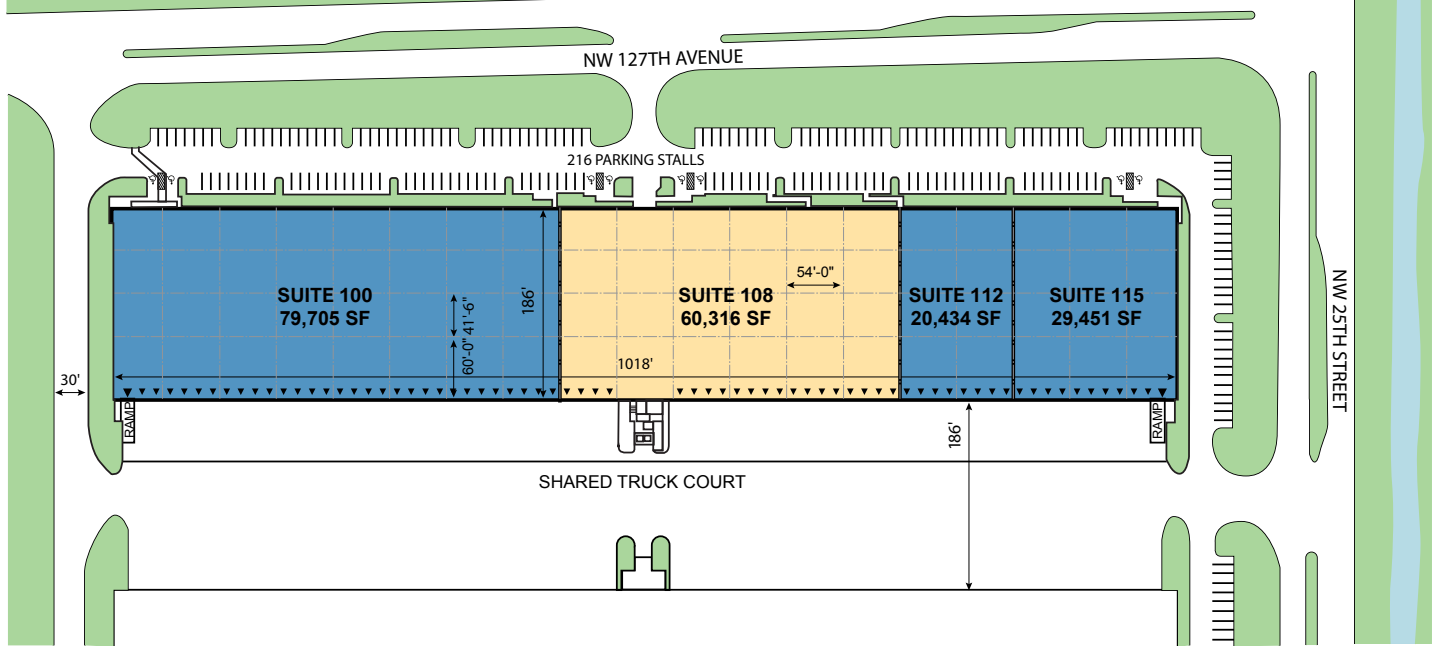
Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)

60,316 SF

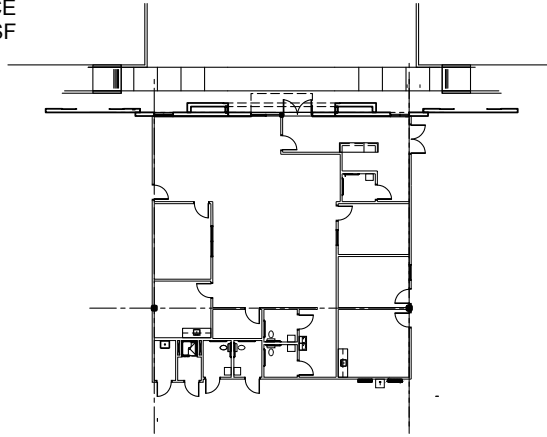
Industrial Space For Lease



Prologis Beacon Lakes 13



Suite 108 OFFICE
3,066 SF



LEGEND

- ▼ Dock position
- ◆ Drive-in door
- Available
- Leased
- Land



Brian Smith
smith.brian@jll.com
ph +1 305 960 8403
cell +1 305 710 2291
200 S. Biscayne Blvd.
Suite 4300
Miami, FL 33131 USA

Audley Bosch
audley.bosch@jll.com
ph +1 305 960 8404
cell +1 305 742 8421
200 S. Biscayne Blvd.
Suite 4300
Miami, FL 33131 USA

Ana Rivera
ana.rivera@jll.com
ph +1 305 960 8427
cell +1 305 778 7652
200 S. Biscayne Blvd.
Suite 4300
Miami, FL 33131 USA

Prologis
Barbara Mantecon
bmantecon@prologis.com
ph +1 954 316 1777
8355 NW 12th Street
Miami, FL 33126 USA