

Gratigny Trade & Logistics Point

Designed for global, high-value storage and large-scale logistics operations.

Managed By:



FOR LEASE

12800 NW 38TH Ave, Opa Locka, FL 33142



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12800 NW 38TH AVE
OPA LOCKA, FL 33142

PROPERTY FEATURES

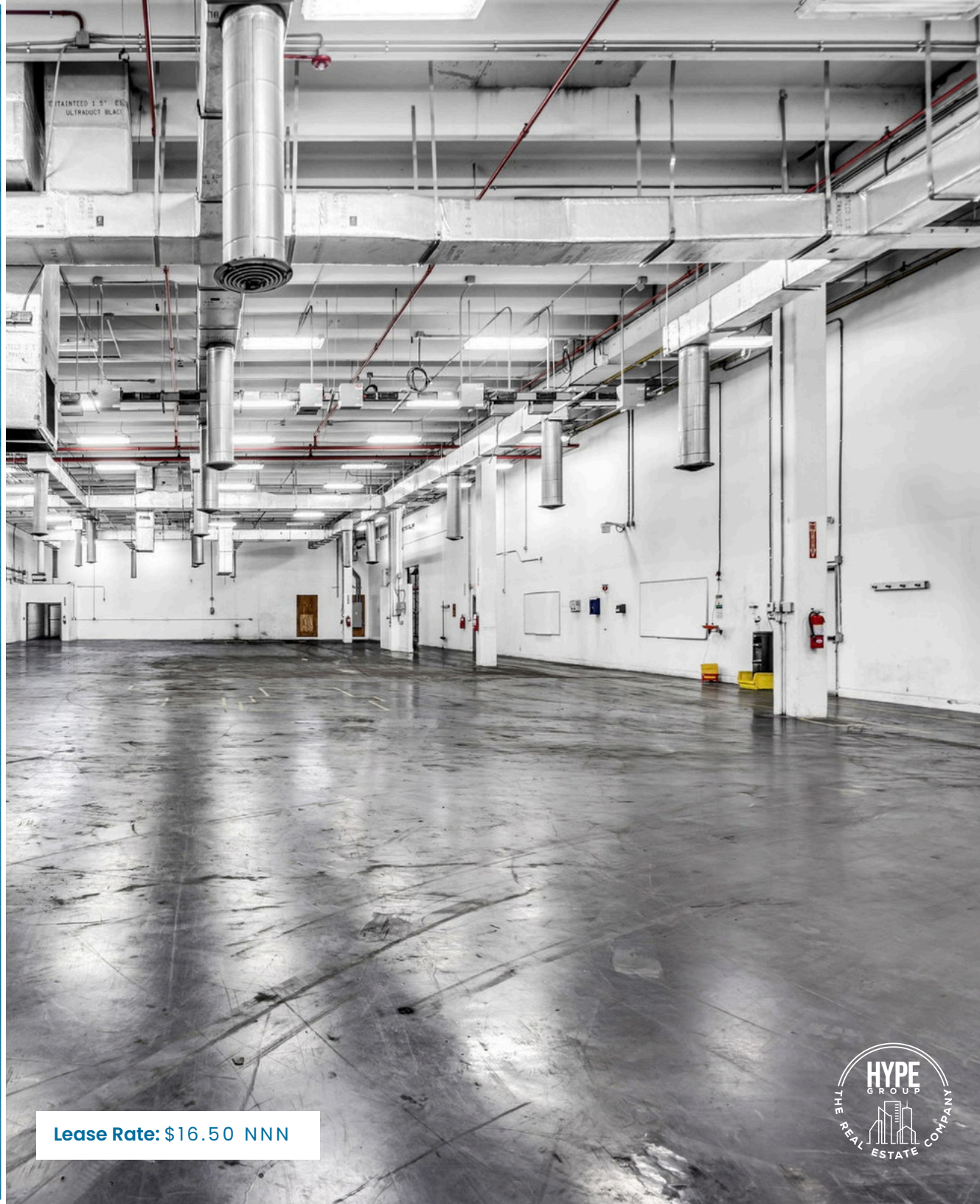


- ±25,000–±50,000 SF
- **Heavy 3-Phase Power:** 6,000Amps
- (9) Dock-High Positions + **53' truck flow**
- 100% A/C + **20' clear height**
- Fully fenced rear yard — 56,775 SF outdoor yard storage
- 50+ parking spaces
- **Immediate occupancy:** Early move-in during construction available
- **Secure storage suite** + operational mezzanine
- **Demisable options** available
- Built-in **modern office**

LOCATION HIGHLIGHTS



- 2 miles to Gratigny Expwy, Miami Executive Airport, & SR-826 (Palmetto)
- Central Opa-locka industrial core
- Tri-county reach via I-95 + Turnpike connections
- Surrounded by major operators: Amazon, Gordon Food Service, + more
- Strong workforce access + high connectivity
- National-grade logistics node without Doral pricing



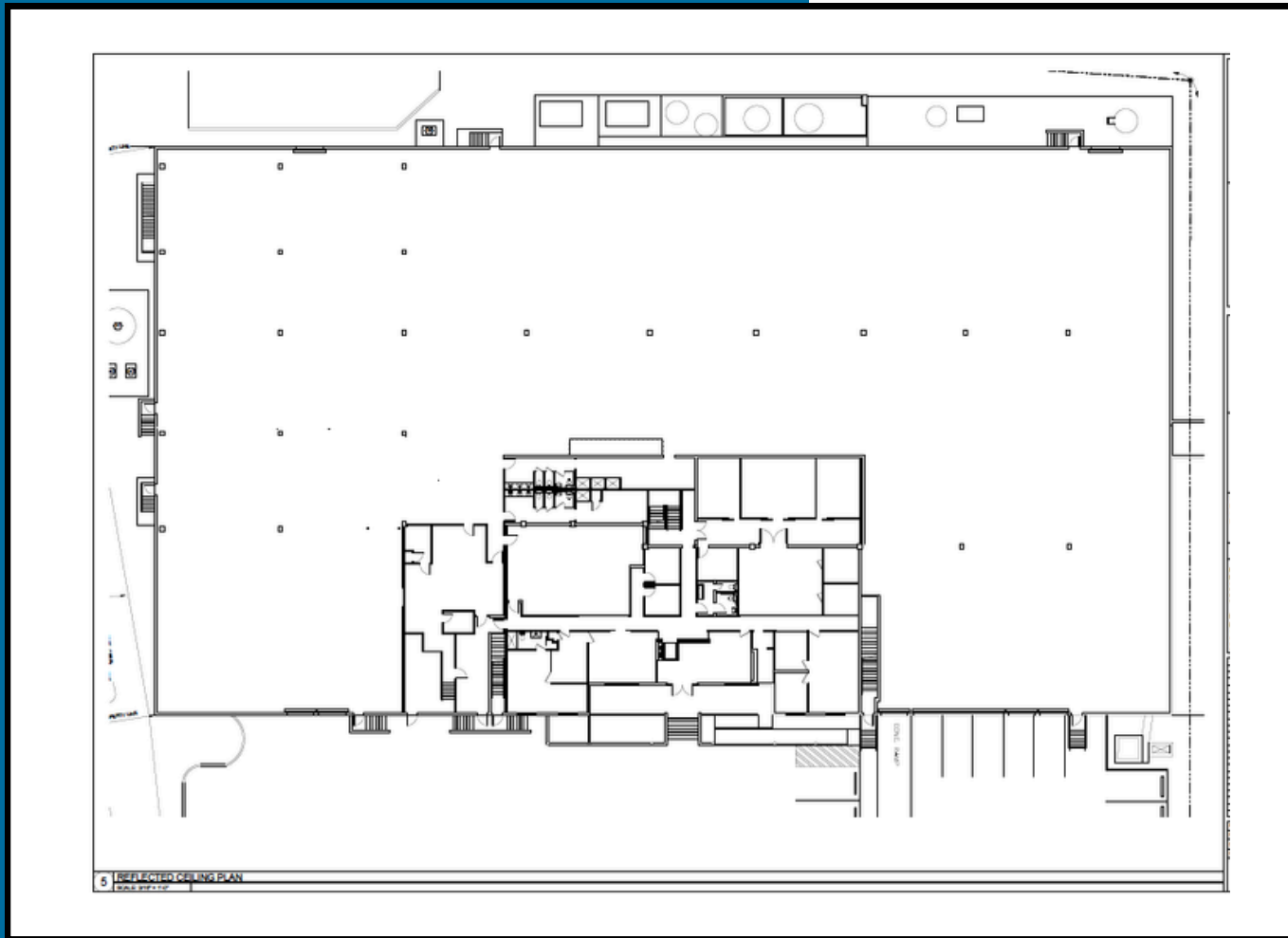
Lease Rate: \$16.50 NNN



FLOOR PLAN

12800 NW 38TH AVE
OPA LOCKA, FL 33142

BUILDING SQFT: ±25,000-±50,000 SF

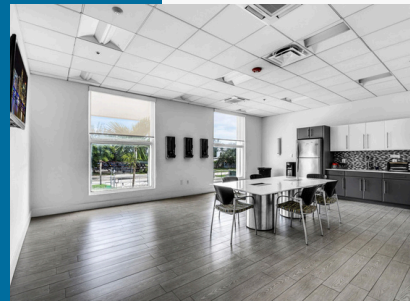
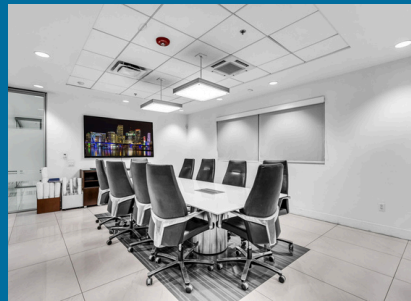
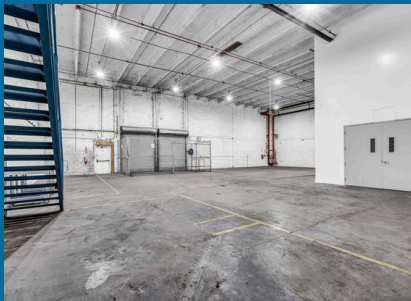
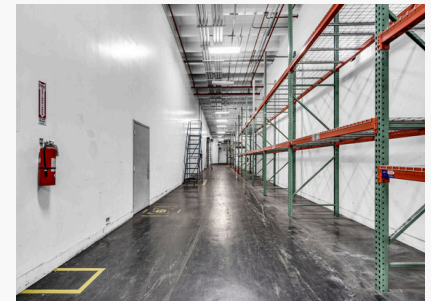
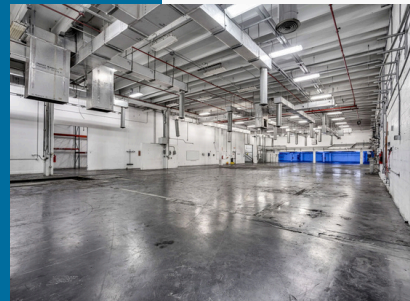
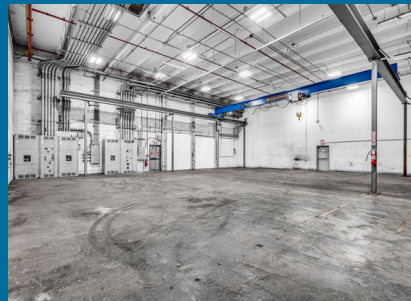
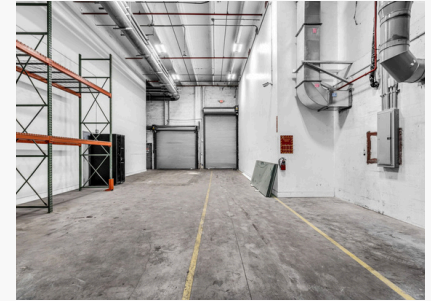
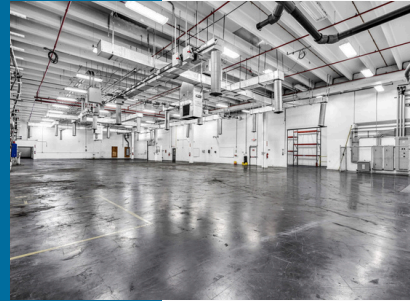


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PROPERTY PHOTOS

3541 NW 53RD ST,
FORT LAUDERDALE, FL 33309



LOCATION HIGHLIGHTS



Drive Time & Distance

Palmetto Expressway (SR 826)

- ~1.5–2.0 mi | ~5–12 min

Gratiigny Parkway (SR 924)

- ~1.5–2.0 mi | ~5–12 min

Miami–Opa Locka Executive Airport (OPF)

- ~1.5–2.0 mi | ~5–12 min

CONTACT US

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BEST-SUITED USES

Aerospace & Marine

AIRCRAFT PARTS • MRO • AVIONICS • GROUND/FAA SUPPORT • CHARTER SERVICES

Service Fleets

HVAC • ELECTRICAL • ELEVATOR SERVICE • FIRE/LIFE SAFETY • TELECOM • UTILITIES

Specialized Operations

MEDICAL EQUIPMENT • PHARMA (NON-COLD) • ELECTRONICS/DEFENSE • SECURE ASSET STORAGE • REPAIR/CALIBRATION



ABOUT THE LANDLORD

Founded in 2015, **Longpoint Realty Partners** is a commercial real estate investment firm with a primary focus on high-performing industrial and commercial spaces in key U.S. markets.

Known for being successful in managing a diverse mix of tenants throughout 150M+ SF throughout the East Coast and they attribute their success to their mission on long-standing landlord-tenant relationships are built on **trust** and **transparency**, not just leases.

Longpoint regularly ensures every space is optimized for tenants via tenant improvements and hands-on management.