



# Prologis Gratigny Industrial Park

**EXCELLENT SUBLEASE OPPORTUNITY**

11400 NW 32nd Avenue | Miami, FL 33167

Total Available: **280,701 SF**  
Lease Rate & Type: **\$13.50 PSF, NNN**  
Sublease Expiration: **February 28th, 2027**

**For More Information**

**Gabriel Garcia-Menocal, SIOR**  
+1 786 433 3148  
ggarcia-menocal@naimiami.com

**Lucia Custer**  
+1 786 433 0308  
lcuster@naimiami.com

**Adrian Guillen**  
+1 786 533 1240  
aguillen@naimiami.com

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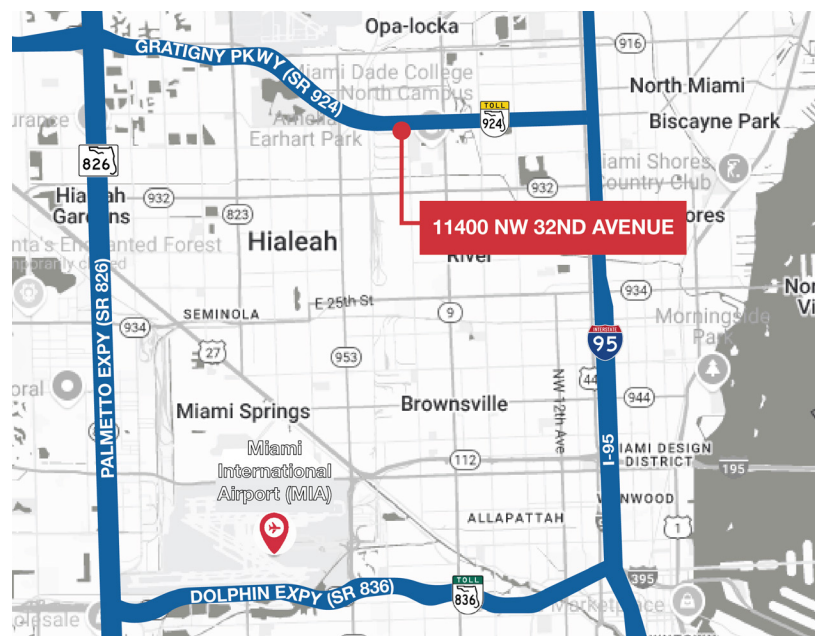


## Property Features

- Total Space Available: 280,701 SF
- ± 257,490 SF of warehouse space
- ± 23,211 of office space on two floors
- Free-standing building
- Fully fenced and gated
- 24' clear height
- ESFR sprinklers
- 30'W x 35'D column spacing
- 206 parking spaces
- Rail spur access (CSX)
- 30 DH doors, 4 DW ramps, 7 rail doors, 1 DW DH doors
- Heavy power: ± 4,000 amps

## Location Features

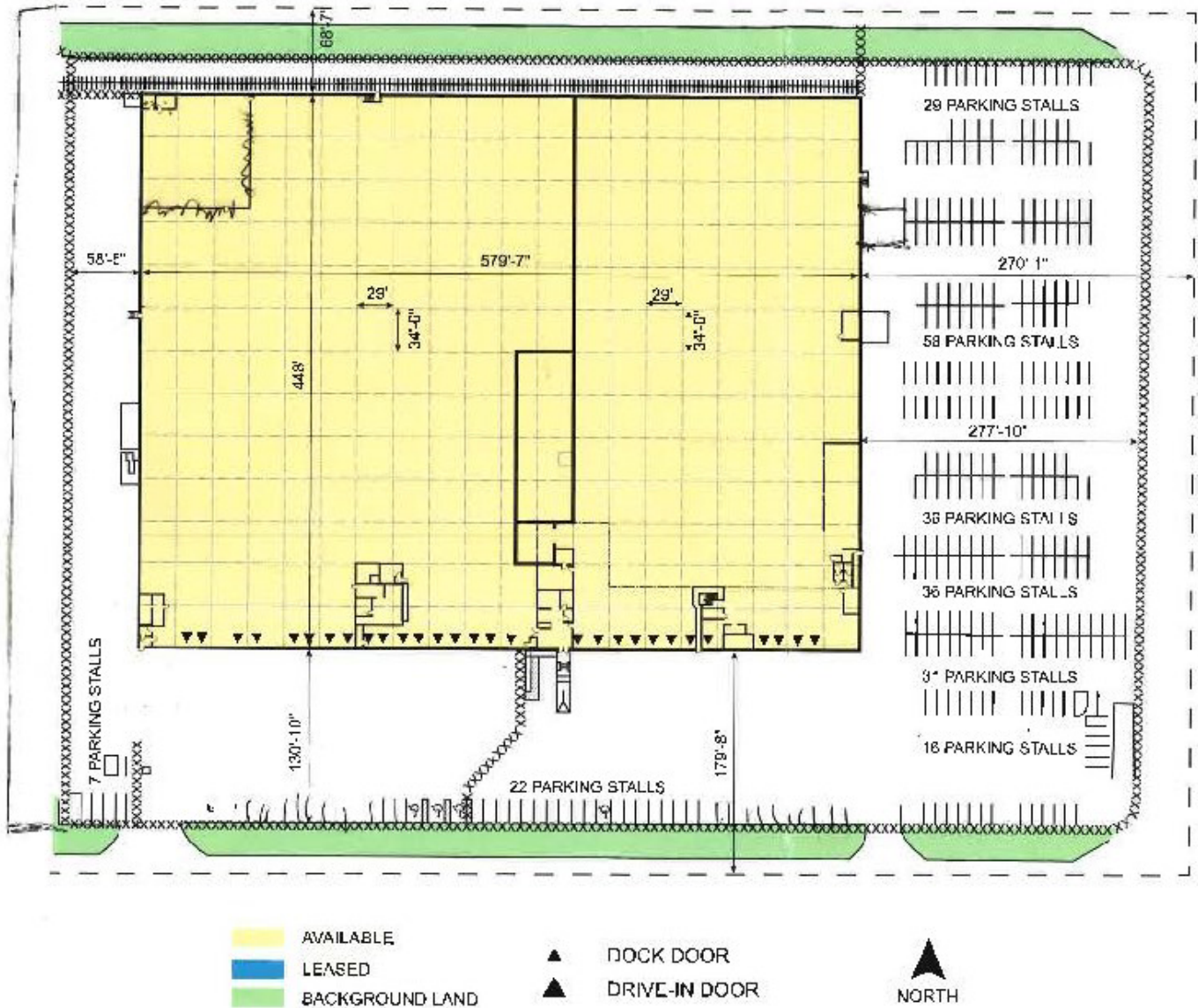
- Easy access to Gratigny Expressway (SR 924) and I-95
- 7 miles to Miami International Airport (MIA)
- 12 miles to Port of Miami
- 18 miles to Fort Lauderdale International Airport (FLL)
- 20 miles to Port Everglades



# Site Plan

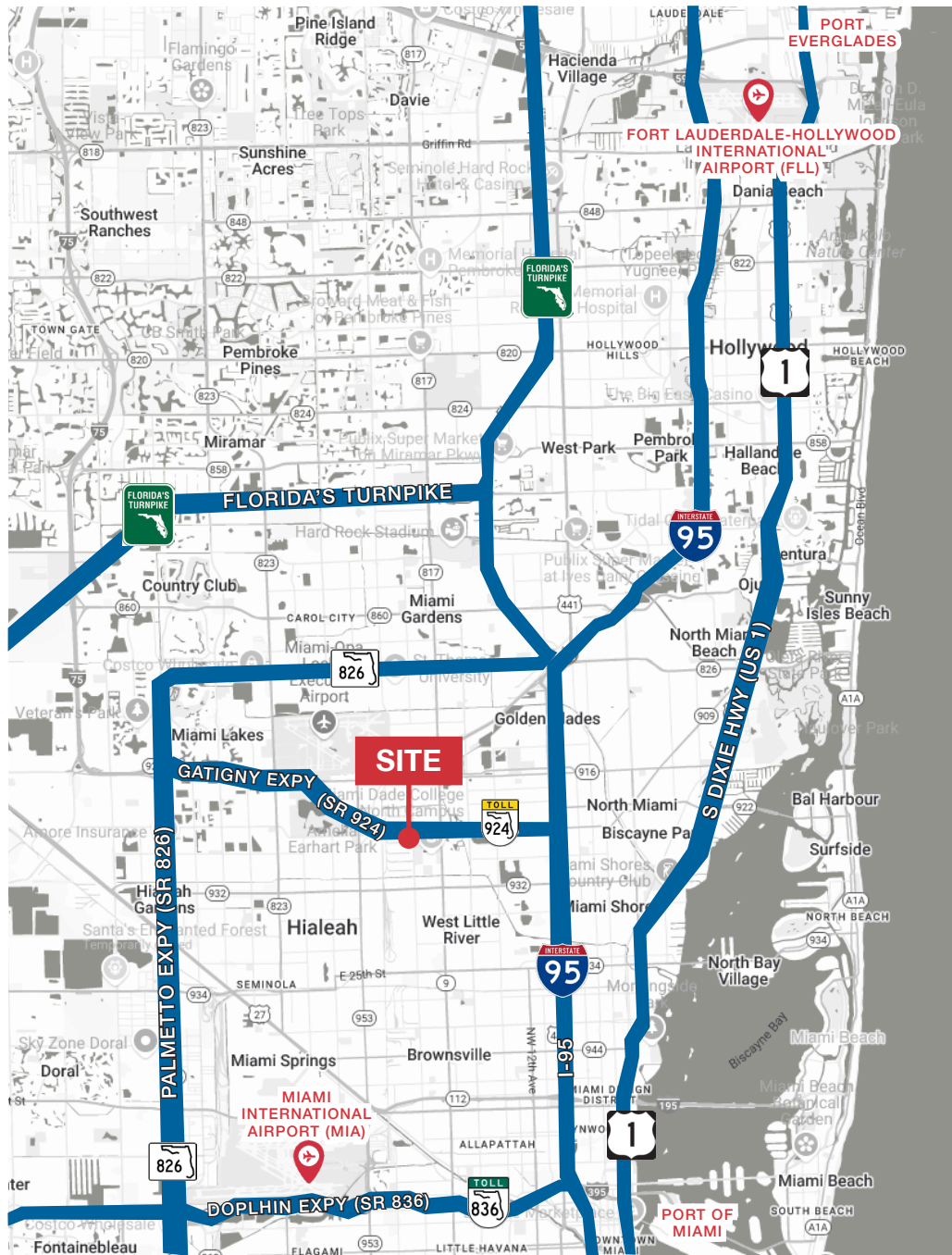
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280,701 SF AVAILABLE



# Location Map

11400 NW 32nd Avenue | Miami, FL 33167



MIAMI INTERNATIONAL  
AIRPORT (MIA)  
± 7 Miles



PORT OF MIAMI  
± 12 Miles



FORT LAUDERDALE-HOLLYWOOD  
INTERNATIONAL AIRPORT (FLL)  
± 18 Miles



PORT EVERGLADES  
± 20 Miles

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9655 South Dixie Highway, Suite 300, Miami, FL 33156

+1 305 938 4000

naimia-ftl.com

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