



Prologis Beacon Lakes



Position your business
for faster growth,
greater efficiency, and
unmatched access.

Located off Florida's Turnpike, between NW 12th Street and NW 25th Streets, in Miami's key manufacturing and distribution hub, Prologis Beacon Lakes puts you closer to customers, faster fulfillment, and smarter operations. With sustainable design and move-in ready space, it's built to scale with your ambition.

emerge

Prologis **Beacon Lakes**

The site plan illustrates the proposed layout for the USGSA Building and its associated infrastructure. The plan is bounded by NE 12th St to the north, NE 13th St to the south, NE 12th Ave to the west, and NE 14th St to the east. Key features include:

- Existing Infrastructure:** The 'Existing USGSA Office Building' is located in the upper central portion of the site. To its south is a 'Preparation Area' and a 'Mobile Auto' storage area. Further south is a '500,000 GP' (gallons per minute) water storage tank.
- Proposed Buildings:** The plan shows numerous proposed building footprints, numbered 1 through 49. These buildings are primarily rectangular and arranged in a grid-like fashion. Some buildings are colored red, while others are blue or green.
- Parking and Access:** Several parking lots are indicated, including a large 'PARKING LOT' in the upper right and a 'PARKING LOT' in the lower right. Access roads and internal circulation paths are shown throughout the site.
- Streets and Boundaries:** The plan clearly delineates the boundaries of the site relative to the surrounding streets: NE 12th St, NE 13th St, NE 12th Ave, and NE 14th St.

- Space Available
- Completed
- Planned Development
- Non-Prologis Building

| Bldg | Address | Total SF | Office | Warehouse | Height | Depth | Doors | Ramps | Available |
|------|---------------------------------------|----------------------|-------------------|---------------------|--------|-------|-------------|--------|-------------|
| 6 | 12200 NW 25th St Suite 102 | 41,704 | 5,447 | 36,257 | 28' | 220' | 10 | 1 | 6/1/2026 |
| 7 | 12250 NW 25th St Suite 112 | 32,844 | 2,771 | 29,500 | 28' | 202' | 7 | 1 | 7/1/2025 |
| 7 | 12250 NW 25th St Suite 115 | 38,923 | 2,911 | 36,012 | 28' | 202' | 13 | N/A | Immediately |
| 13 | 12650 NW 25th St Suite 100 | 79,705 | 3,718 | 75,987 | 30' | 186' | 30 | 1 | 2/1/2026 |
| 26 | 1800 NW 129th Ave Suite 108 | 28,011 | 2,575 | 25,436 | 32' | 177' | 10 | N/A | 2/1/2026 |
| 44 | 1375 NW 129th Ave | 41,323 to 164,368 | 2,417 to 8,707 | 38,906 to 68,173 | 36' | 239' | 14 to 50 | 0 to 2 | Immediately |
| 45 | 1325 NW 129th Ave | 41,323 to 164,368 | 3,700 to 7,400 | -- | 36' | 239' | 50 | 2 | Immediately |

expand

Prologis Beacon Lakes



Guiding innovation



Perfectly positioned and well-connected at the convergence of Florida's Turnpike and SR 836 (Dolphin Expressway), five strategic access points provide ease of ingress/egress to your workforce.

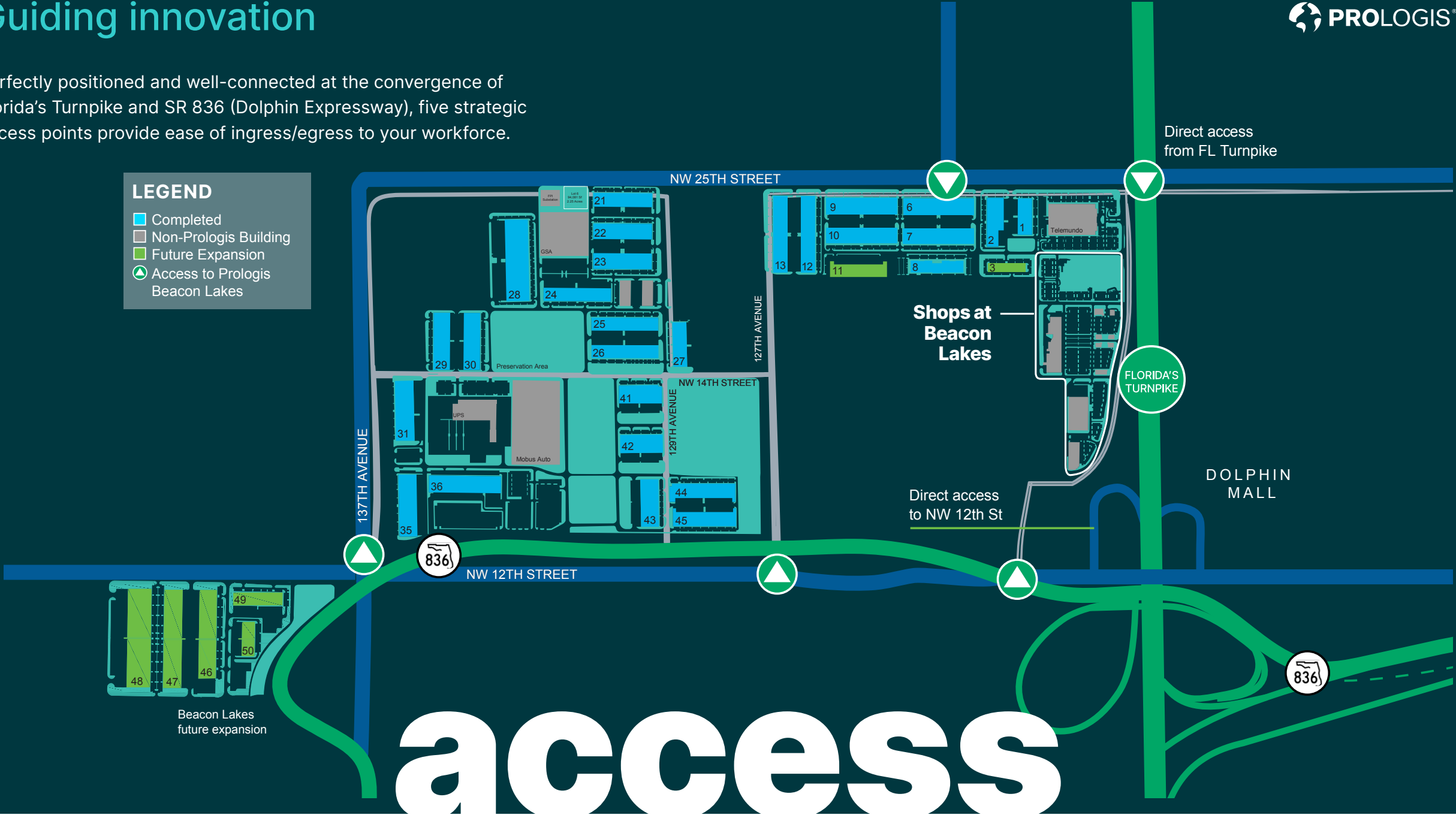
LEGEND

Completed

Non-Prologis Building

Future Expansion

Access to Prologis Beacon Lakes



Shine brighter. Reach further.

Ideal for logistics and supply chain users, Prologis Beacon Lakes is linked to all major thoroughfares, providing optimal access to freeways, population and ports, resulting in quick and easy access to key connection points for your workforce.



7.6 MI | 25 MINS

to Miami International Airport Cargo Clearance Center via 25th Street



DIRECT ACCESS

to 826, 836 and Florida's Turnpike



13.2 MI | 23 MIN

to Miami International Airport



17.6 MI | 33 MIN

to PortMiami



A bright horizon

Prologis Beacon Lakes is a premier multi-purpose development featuring Class A industrial space, dining, shopping and entertainment within a 600-acre master-planned park. No other industrial park in the region offers such an amenity base and convenience within the development.

Shops at Beacon Lakes

500,000 SF of shopping, dining and entertainment including five restaurants, bars, and abundant retail.





FIVE STRATEGIC ACCESS POINTS

providing ease of ingress/egress



Convenient transportation option
**CONNECTING MAJOR
EMPLOYMENT AREAS**



**EXPANSION AND
GROWTH** opportunities abound



**SURPLUS TRAILER
PARKING** for customers

reach

Prologis **Beacon Lakes**

Keeping you ahead of what's next

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.



**Learn more
about Prologis
Essentials**



Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions



Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging



Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification

essentials



Count on us as your trusted partner

Pairing up with Prologis gives you access to an in-house team of property managers, insights from one of the largest global industrial platforms, and leading sustainability expertise. Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.



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Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. Prologis leases modern logistics facilities to a diverse base of approximately 6,500 customers principally across two major categories: business-to-business and retail/online fulfillment. Prologis owns or has investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.3 billion square feet (120 million square meters) in 20 countries, as of March 31, 2025.

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