

NORTH MIAMI FREEZER/COOLER WAREHOUSE

500 NE 185th Street, Miami, FL

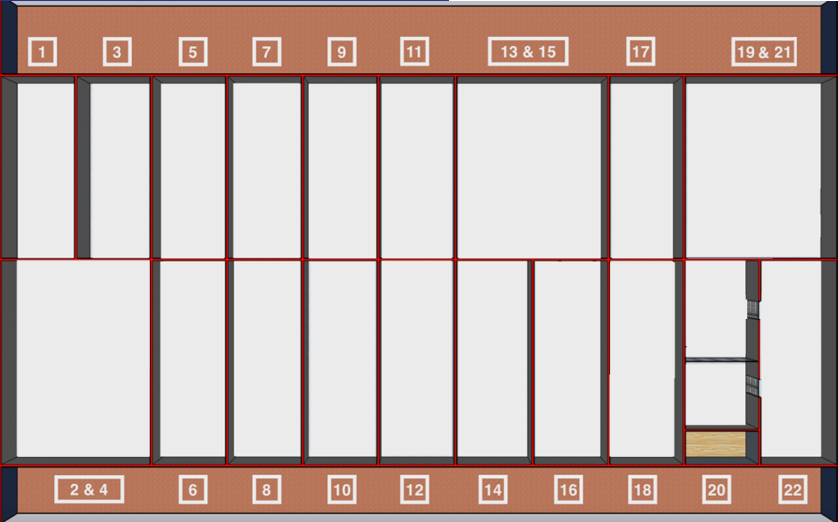


1,000 – 5,000 SF Available For Lease

Yukon Real Estate Partners, LLC

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YUKON
REAL ESTATE



BUILDING FLOOR PLAN

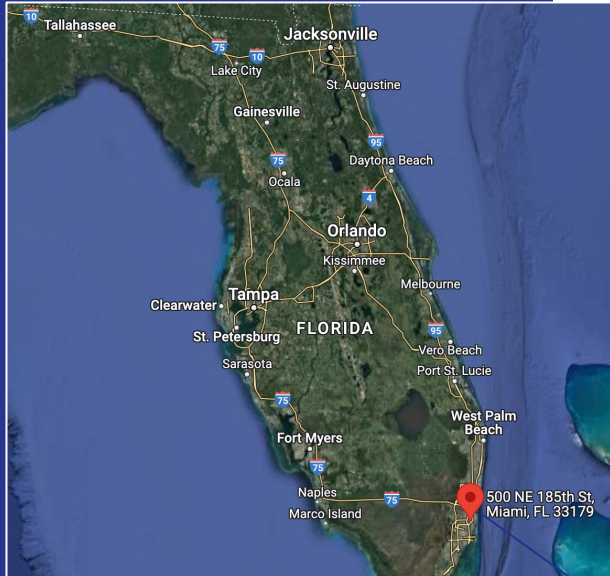
● PROPERTY SNAPSHOT

500 NE 185th Street, Miami, FL

BUILDING HIGHLIGHTS

+/- 29,500 SF Total	
+/- 1,000-5,000 SF Available	
Built/Renovated	1981, 2023
Bays	22
Bay Size	1,000 – 2,000 SF
Freezer/Cooler SF	22,000 SF
Temperatures	0 – 45 Degrees
Refrigeration System	Freon Split System Units
Clear Heights	15’ – 22’
Loading Area	Front & Back
Trailer Parking	Available
Car Parking	Available
Availaibility	Immediate

PROPERTY LOCATION



17 miles (26 minutes) northeast of the Miami International Airport



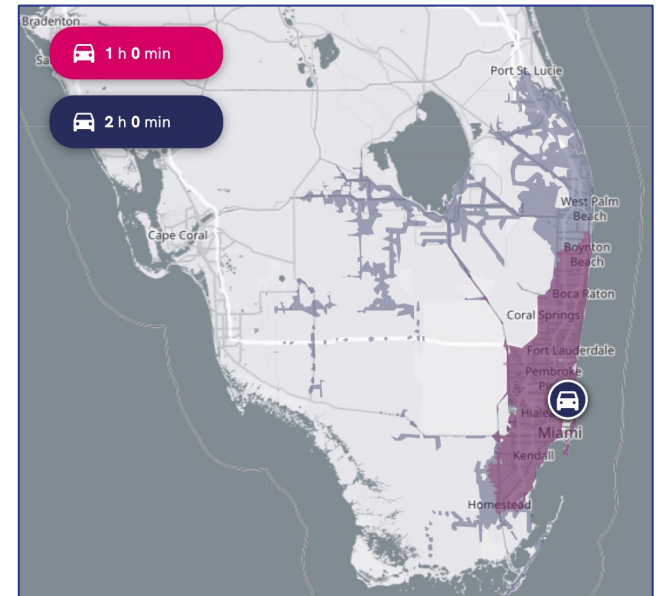
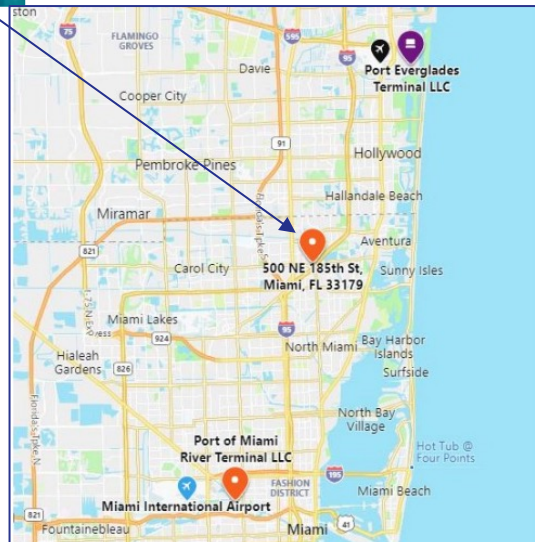
Close proximity to I-95 and I-75



16 miles (25 minutes) from Port Everglades Terminal



16 miles (25 minutes) from Fort Lauderdale



SELECTED EXTERIOR PROPERTY PHOTOS



SELECTED INTERIOR PROPERTY PHOTOS



●● Sponsor Overview: Yukon Real Estate Partners, LLC



Yukon Real Estate Partners is a fully integrated real estate investment and development company focused on the development and acquisition of cold storage and food logistic focused assets nationwide.

Recognizing a severely restricted supply and an increasing demand for space from users of all sizes and maturities, Yukon set out to bridge the cold storage supply gap by providing operators and users with tailored space solutions for their cold supply chain needs.

A critical link in America's fresh and frozen food supply chain, cold storage has been historically underbuilt and underfinanced due to the complexities and costs required to keep the cold chain unbroken. Yukon is dedicated to growing the cold storage industry and to bolstering America's food supply chain.

Yukon is an associate member of the Global Cold Chain Alliance (GCCA) and International Association of Refrigerated Warehouses (IARW).