



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**

Expand beyond ordinary

Prologis Beacon Lakes offers a unique and rare opportunity for growth. The park includes 27 existing buildings and over 5.5 million square feet of space, allowing for expansion needs and successful growth opportunities. Local meticulous management meets expansive global growth potential, ensuring consistency and excellence at each phase of the business life-cycle.



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

| Bldg | Address | Total SF | Office | Warehouse | Height | Depth | Doors | Ramps | Available |
|-------|---|--------------------|----------------|-----------|--------|-------|----------|-------|-------------|
| 46-49 | NW 12 St & NW 129th Ave Build-to-Suit | 200,000 to 650,000 | BTS | -- | 36' | TBD | TBD | TBD | Q4 2026 |
| 45 | 1325 NW 129th Ave New construction | 164,368 | 3,700 to 7,400 | -- | 36' | 239' | 50 | 2 | Immediately |
| 44 | 1375 NW 129th Ave New construction | 92,501 | 2,366 to 2,425 | -- | 36' | 239' | up to 28 | 2 | Immediately |
| 23 | Suite 106 2100 NW 129th Ave | 58,255 | 7,150 | 51,105 | 30' | 210' | 26 | -- | 11/1/2026 |
| 44 | Suite 800 1375 NW 129th Ave End Cap Unit New construction | 51,178 | 2,596 | 48,582 | 36' | 239' | 14 | 1 | Immediately |
| 6 | Suite 102 12200 NW 25th St A/C space | 41,704 | 5,447 | 36,257 | 28' | 220' | 23 | -- | 6/1/2026 |
| 44 | Suite 400 1375 NW 129th Ave New construction | 41,323 | 2,417 | 38,906 | 36' | 239' | 14 | -- | Immediately |
| 7 | Suite 115 12250 NW 25th St End Cap Unit | 38,923 | 2,911 | 36,012 | 28' | 202' | 13 | N/A | Immediately |
| 22 | Suite 108 2200 NW 129th Ave Warehouse Office | 28,451 | 2,410 | 25,626 | 30' | 210' | 8 | 1 | 8/1/2026 |
| 22 | Suite 106 2200 NW 129th Ave | 22,784 | 2,274 | 20,510 | 30' | 210' | 7 | -- | 1/1/2026 |
| 25 | Suite 110 1900 NW 129th Ave | 14,680 | 1,439 | 13,241 | 32' | 177' | 4 | 1 | 2/1/2026 |

expand

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.



access

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

connect





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

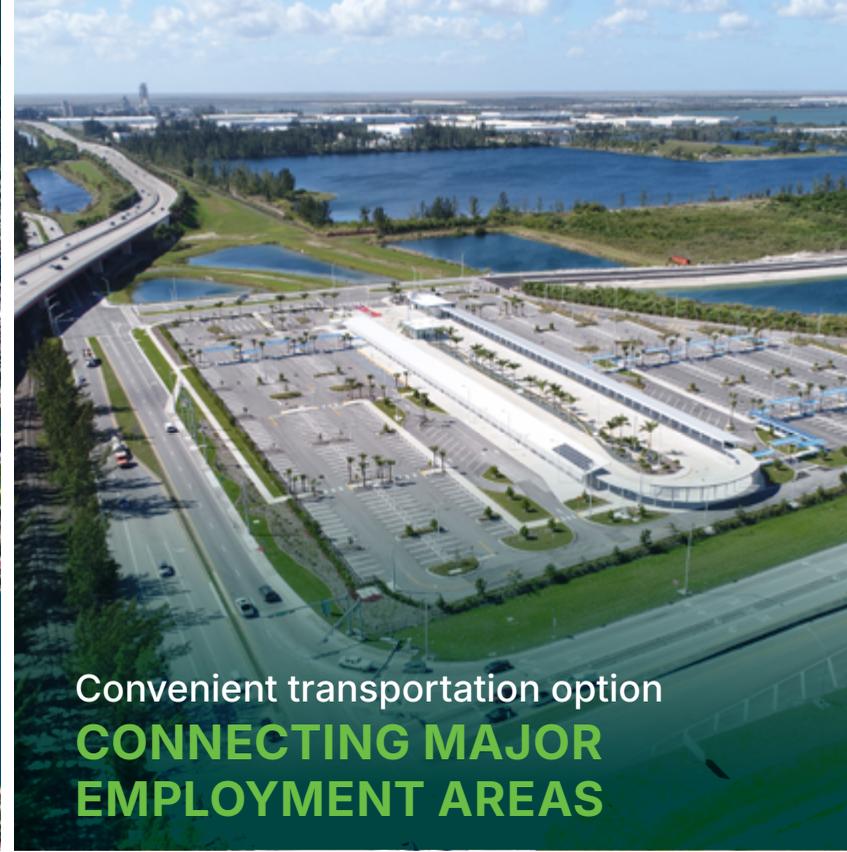
500,000 SF of shopping, dining and entertainment including five restaurants, bars, and abundant retail.



beyond

Prologis Beacon Lakes

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

Keeping you ahead of what's next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



Learn more about Prologis Essentials



Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology
 - Labor



Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging

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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At Prologis, we don't just lead the industry—we define it with a 1.3 billion square foot portfolio and an annual throughput of approximately \$3.2 trillion. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to energy solutions, our ecosystems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

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