

FIRST PARK MIAMI

BUILDING 12

8200 NW 88TH STREET, SUITE 300
MEDLEY, FL 33166



OVERVIEW

FIRST PARK MIAMI IS ONE OF THE LARGEST INDUSTRIAL PARKS IN THE AIRPORT WEST SUBMARKET, TOTALING 2.5M SF IN 13 BUILDINGS.



TOTAL: ±126 ACRES



120' - 180' TRUCK COURTS



CAMPUS ENVIRONMENT



32'-36' CLEAR HEIGHTS



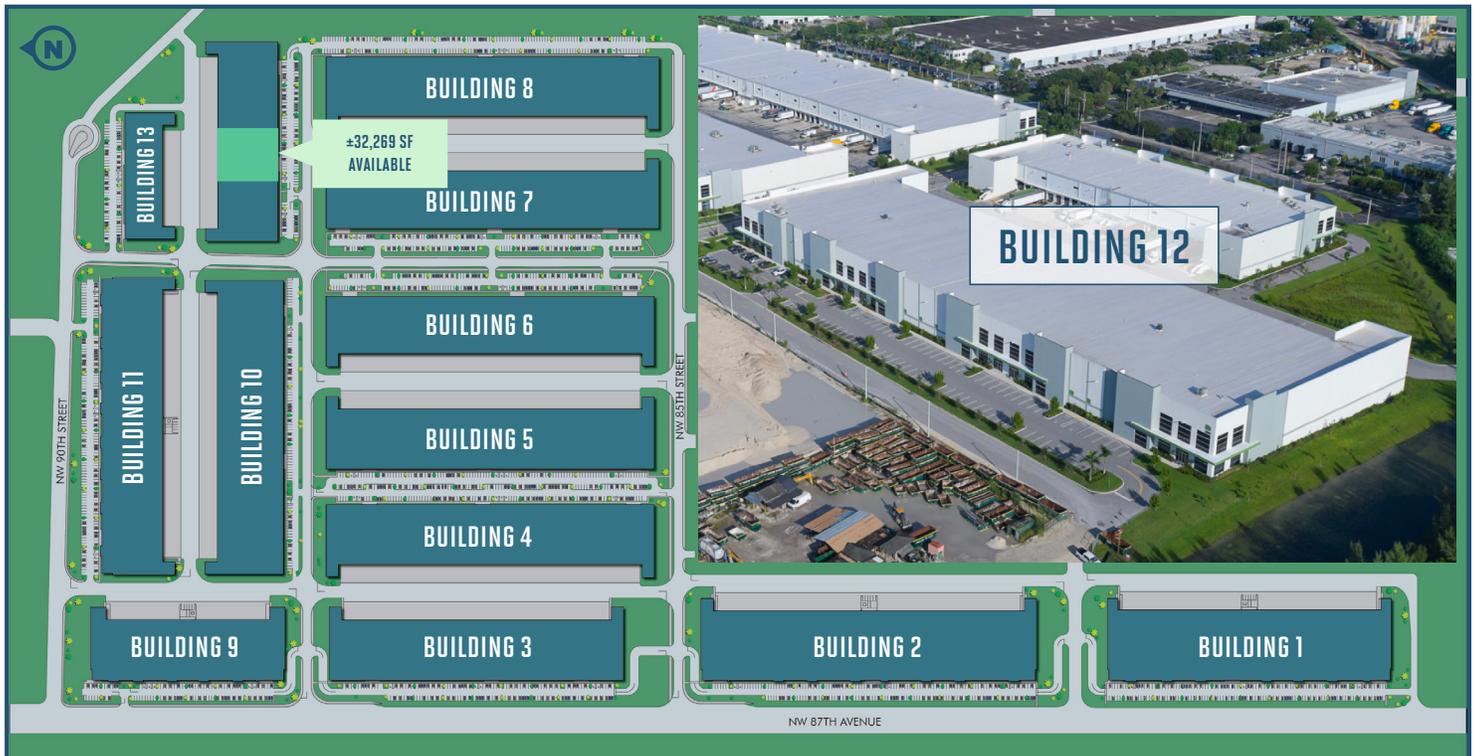
EXTENSIVE DOCK HIGH LOADING



CENTRAL LOCATION



LEED GOLD CERTIFIED



BUILDING 12

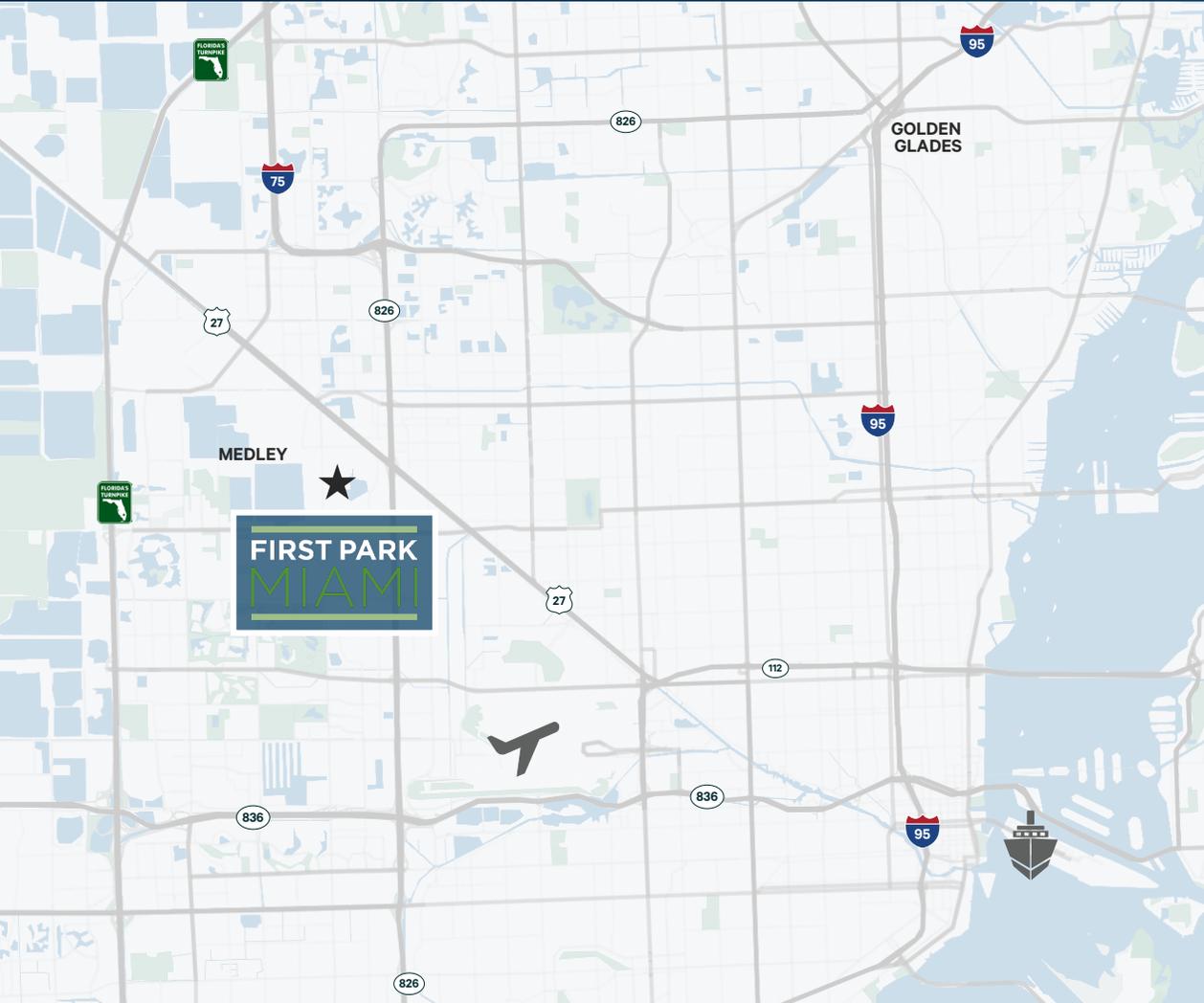
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Building Size:	135,707 SF
Available:	32,269 SF
Spec Office:	2,057 SF
Clear Height:	36'
Loading Docks:	6 docks 2 oversized ramps
Car Parking:	22 spaces
Building Depth:	200'
Available:	March 2026
Asking:	\$18.75 NNN + \$4.50 OpEx
Comments:	Building will come equipped with edge of dock and pit levelers already installed



FIRST PARK MIAMI

WWW.CBRE.US/FIRSTPARKMIAMI



LOCATION

826
1 mile

FLORIDA'S TURNPIKE
3 miles

MIA CARGO ENTRANCE
4 miles

836
5 miles

I-75
5 miles

I-95
8 miles

PORTMIAMI
14 miles

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