

BRIDGE POINT GRATIGNY

4700 NW 135th Street | Miami, FL 33054

 **BRIDGE**



THIS PROJECT IS REGISTERED WITH THE
CERTIFICATION GOAL OF LEED SILVER

NEW INFILL DEVELOPMENT MIAMI, FL

HIGHLIGHTS

- Brand new, state-of-the-art, Class A rear-load building
- 6 miles to Golden Glades Interchange providing access to I-95, FL Turnpike, and Palmetto Expy
- Centrally located providing easy access major ports, airports, FEC Railway Terminal, and Golden Glades Interchange
- Immediate occupancy upon completion of building shell

AVAILABLE SPACE

409,189 SF

DELIVERY DATE

Q4 2024

CLEAR HEIGHT

40'

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BUILDING 1

409,189 SF

Clear Height: 40'

Exterior Docks: 82

Drive-In Ramps: 2 oversized

Car Parking: 321 spaces

Trailer Parking: 106 spaces

Truck Court: 175'

Spec Office: 2,462 SF

Column Spacing: 54'

Lighting: LED Motion Sensor

Sprinkler: ESFR System



TO GOLDEN GLADES INTERCHANGE

6 miles

TO FL TURNPIKE

7.5 miles

TO PORT MIAMI

14 miles

TO PORT EVERGLADES

21 miles

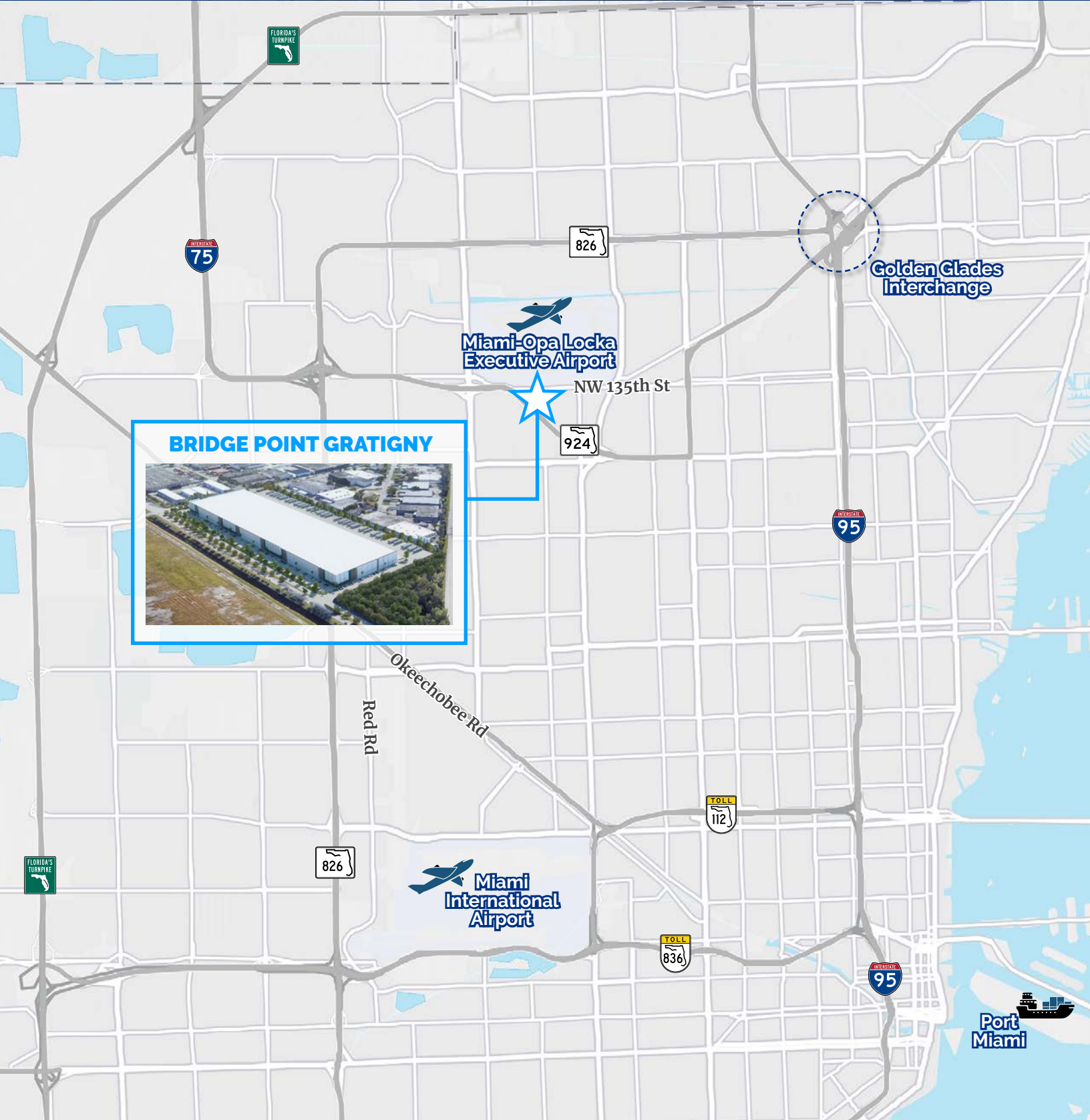
TO FT. LAUDERDALE INTERNATIONAL AIRPORT

19 miles

TO MIAMI INTERNATIONAL AIRPORT

11 miles





BRIDGE POINT GRATIGNY



74 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL PROPERTIES** in supply-constrained **CORE** markets in the U.S. and the U.K.

Our people **EMBRACE COMPLEXITY** and execute with **CREATIVITY AND CERTAINTY**. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS	
Developer of the Year, NAIOP South Florida	2023, 2021, 2019, 2018, 2016
BOMA TOBY Awards, Miami & Southern Region	2023, 2022
Developer of the Year, NAIOP SoCal	2023
Green Lease Leader with Gold Recognition	2023
New Good Neighbor, NJ Business & Industry Association	2023, 2021
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022
Industrial Project of the Year, NAIOP SoCal	2024, 2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014

MIAMI OFFICE

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www.bridgeindustrial.com