

86,000 SF - 172,288 SF Industrial Space For Lease

Prologis Gragny Industrial Park

Building 14



Under Construction

Delivering Q4 2026

3201 NW 110th Street, Miami, FL 33167

An aerial rendering of a large, modern industrial warehouse complex. The main building is a long, rectangular structure with a light-colored, corrugated metal roof and a series of loading docks along one side. Several semi-trailers are parked at these docks. To the left of the main building is a smaller, two-story office building with large windows. The facility is surrounded by parking lots filled with cars and trucks. In the background, other industrial buildings and a highway are visible. The overall scene is a detailed architectural visualization of the proposed development.

The connectivity advantage your operations deserve

With 172,288 SF of total available space, including two spec offices, Prologis Gratiwny 14 breaks ground in late Q4 2025, with a 12-month delivery of Q4 2026.

Located within the Gratiwny Central Submarket, Prologis Gratiwny 14 boasts a strategic location where transportation routes intersect, businesses converge,

and logistics, distribution and transportation meet.

Its highly-functional, rail-served new construction infrastructure and sustainable design features offer tenants efficiency and reliability backed by institutional ownership.



Elevating industrial excellence

Highly-functional design

Innovative construction and design features.

Connection and access

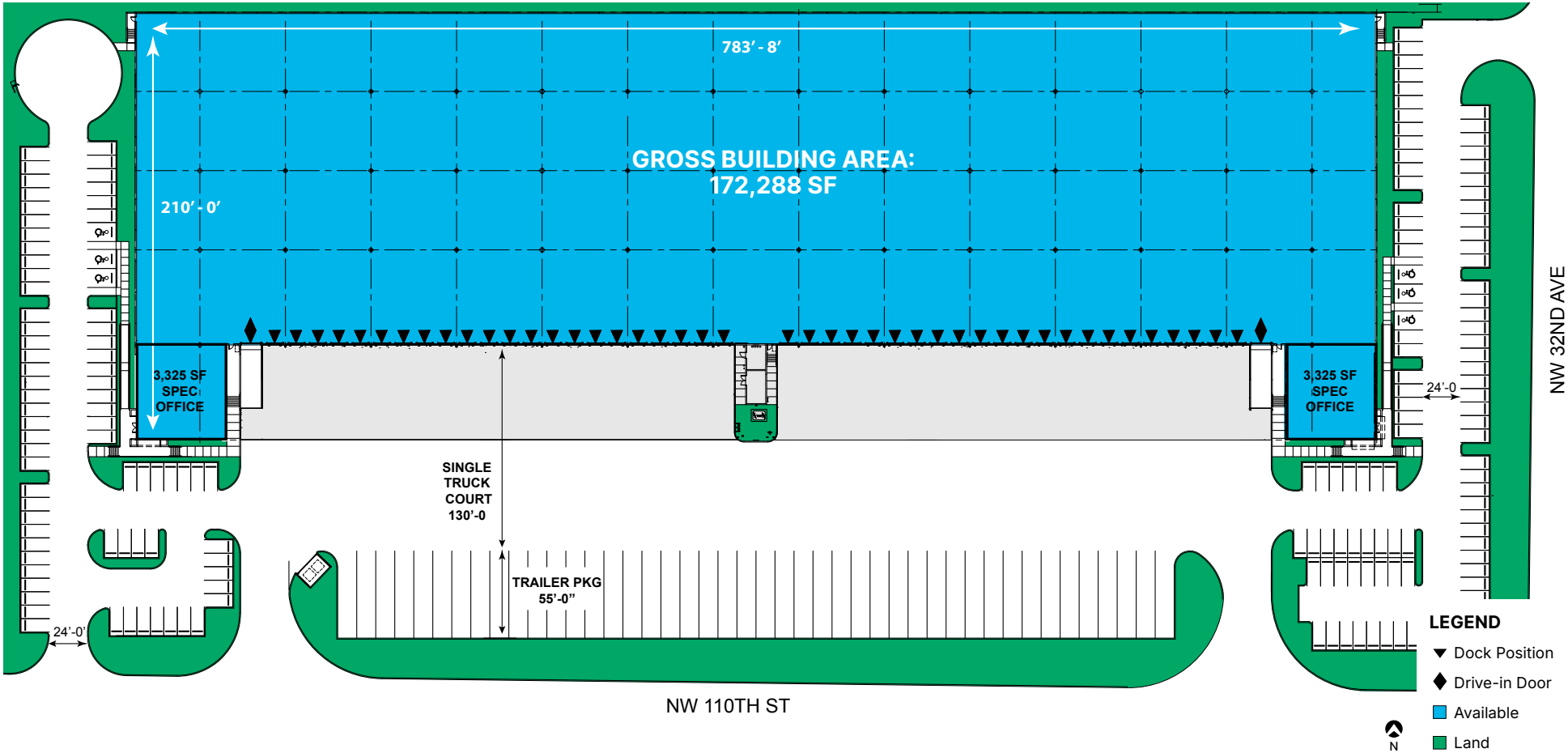
Connected to the CSX Rail system and conveniently located in Gratiigny, making it attractive for businesses seeking logistical advantages and access.

Expand beyond

Expand beyond your real estate needs with newly constructed product backed by global institutional ownership.

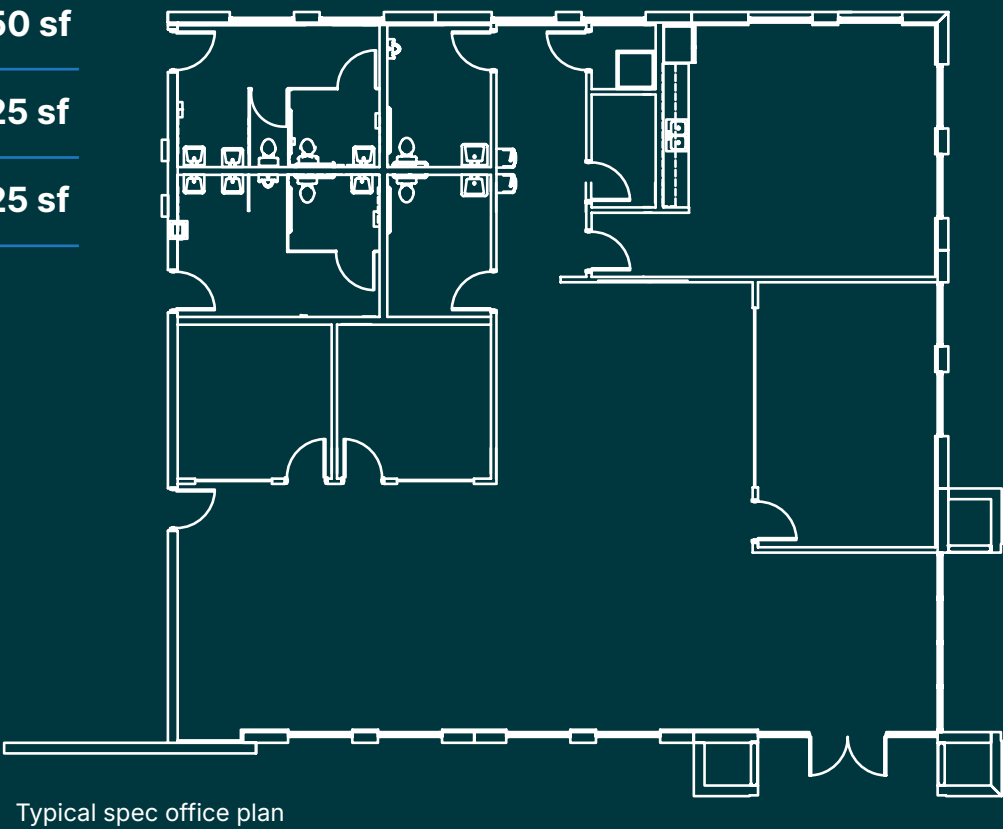
Designed for next level logistics

This newly constructed, highly functional building brings to life advanced features sought after by modern day distribution and logistics requirements. Readily able to adapt to your needs, the ability to serve rail if needed, and two spec office pods ensure speed-to-market delivery and ease.



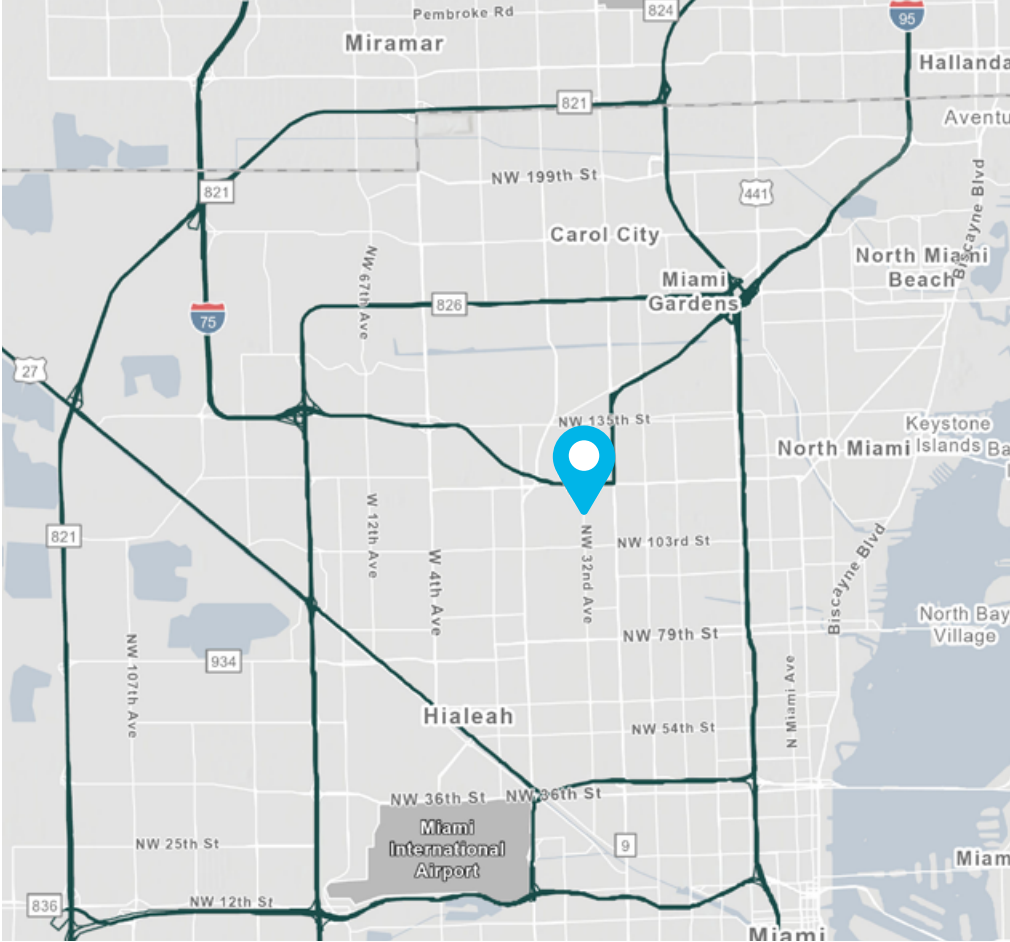
86,000 SF up to 172,288 SF available	Up to 141 car parking spaces	LED motion sensor lighting
Offices from 3,325 SF up to 6,650 SF	54' x 50' typical column spacing	Outdoor storage/trailer yard (44 spaces)
44 oversized dock-high doors, 2 drive-in	210' building depth	Dock equipment
36' clear height	Secure truck court	Front loading efficiency

SPEC OFFICES	Total footprint:	6,650 sf
	Spec office 1:	3,325 sf
	Spec office 2:	3,325 sf



Proximity Drives Productivity

Located within the Gragny Central Submarket, Prologis Gragny Industrial Park 14 boasts strategic location and excellent transportation access, including immediate access to Gragny Parkway, a connector road to Florida’s Turnpike, SR-826, I-75 and I-95.



8 MILES
to Miami International Airport



13 MILES
to PortMiami



15 MILES
to Port Everglades



IMMEDIATE ACCESS
to Gragny Parkway



PROXIMATE ACCESS
to I-95, I-75, SR-826,
and Florida’s Turnpike



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



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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