



CLASS A STATE-OF-THE-ART WAREHOUSE OPPORTUNITY

Building 2
1660-1674 NW 215th St | Miami Gardens, FL 33056



28,539 SF AVAILABLE WITH 3,215 SF OFFICE
GATEWAYCOMMERCEMIAMI.COM

To learn more, please contact the leasing team:

Brian Smith
305 960 8403
smith.brian@jll.com

Audley Bosch
305.960.8404
audley.bosch@jll.com

Matt Maciag
305.960.8409
matt.maciag@jll.com

OWNED BY



LEASED BY



Building 2 details

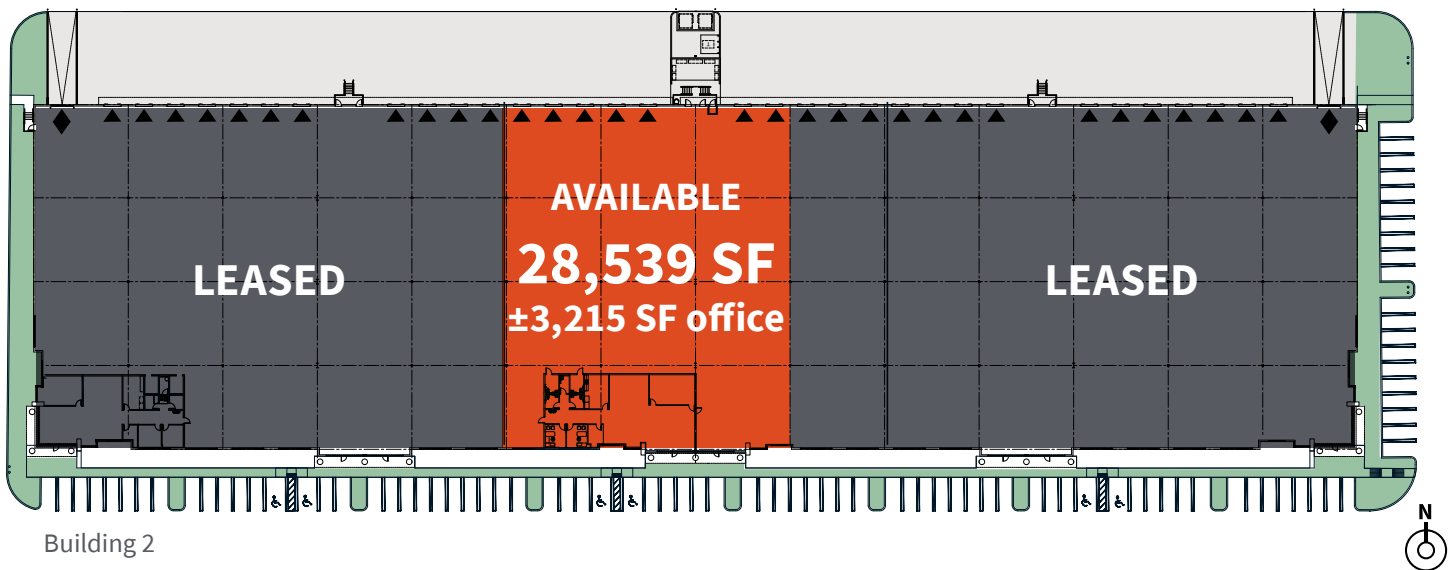


Contemporary upscale design meets industrial strength construction

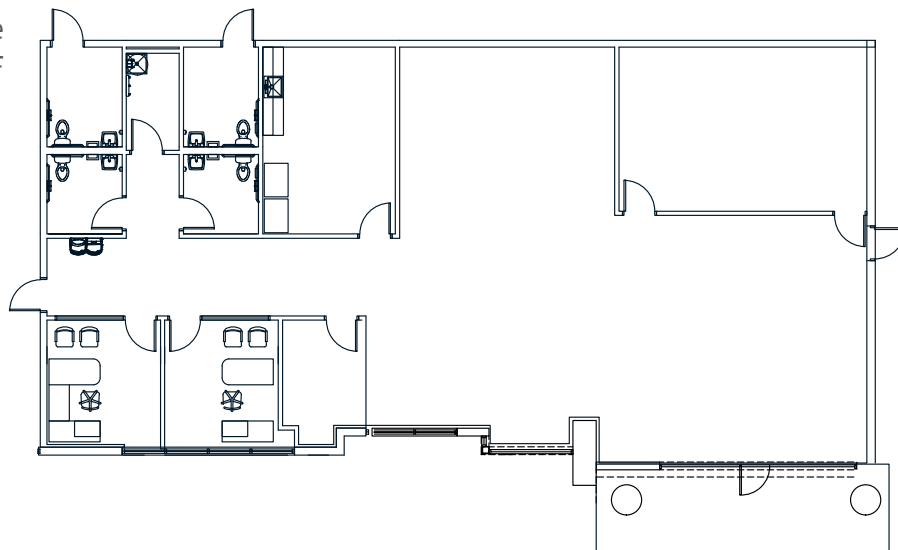
- Hurricane impact glass
- 30' clear height
- Concrete tilt-wall
- ESFR sprinklers
- Dock-high rear load
- 1.25/1,000 s.f. parking ratio
- 50'9" x 45' column spacing
- 185' typical bay depth
- LED lighting
- Build-to-suit opportunities
- Architectural design features unique aesthetic details



28,539 SF | 3,215 SF of office | 7 dock-high doors



Center office
3,215 SF



A state-of-the-art Class A warehouse opportunity

Gateway Commerce Park is a state-of-the-art, new Class A warehouse development strategically located at the Miami-Dade and Broward County line. Spanning 61 acres, Gateway Commerce Park is unmatched in offering its customers direct access to all major highways and is proximate to both, Miami-Dade and Broward County airports, sea ports, and critical centers.

Driving distance to major international gateways



Miami International	19 min.
Fort Lauderdale Int'l	16 min.



Port Miami	17 min.
Port Everglades	17 min.

Labor force



3 mile	5 miles	7 miles
6,094	81,776	230,705

Unmatched access to major highways

Gateway Commerce Park has direct access to Florida Turnpike, I-95, S.R. 826 and I-75.













Site plan



BUILDING 2
132,894 SF
185' deep

An amenity base offering a live, work, play experience

Within 5 miles

-  55 restaurants, including fast food and coffee shops.
-  6 major grocery super markets, including wholesale retail.
-  5 specialized retailers, including office supplies, construction, paint and furniture stores.
-  25 convenience stores, including pharmacies, neighborhood stores and gas station mini-markets.
-  10 educational centers, including elementary, high school and institutes for higher education.
-  14 department stores, including stand-alone supercenters and retail strip malls.
-  4 urgent care facilities
-  6 automobile repair and tire shops
-  10 major banks and ATMs
-  3 sports / fitness centers
-  3 major hotels / inns



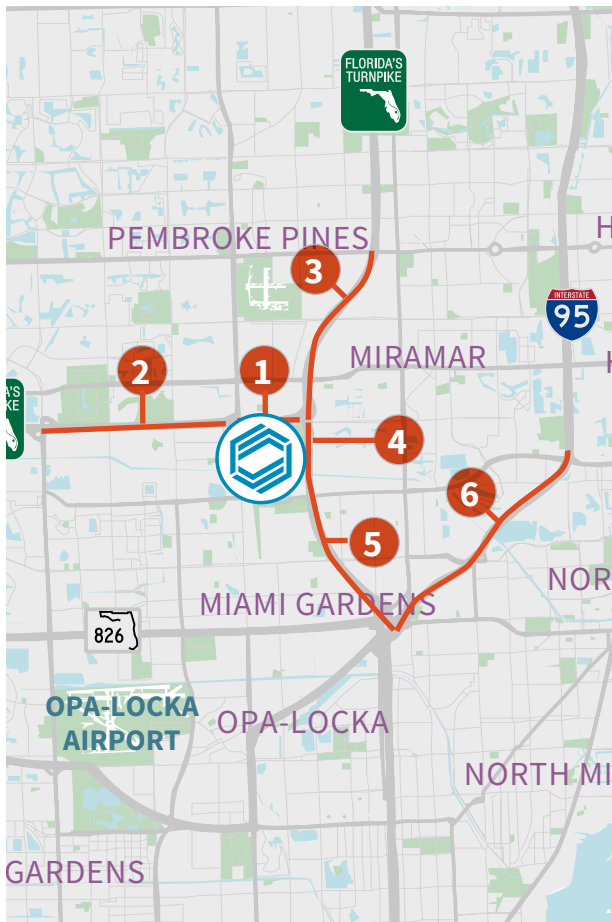


Area demographics

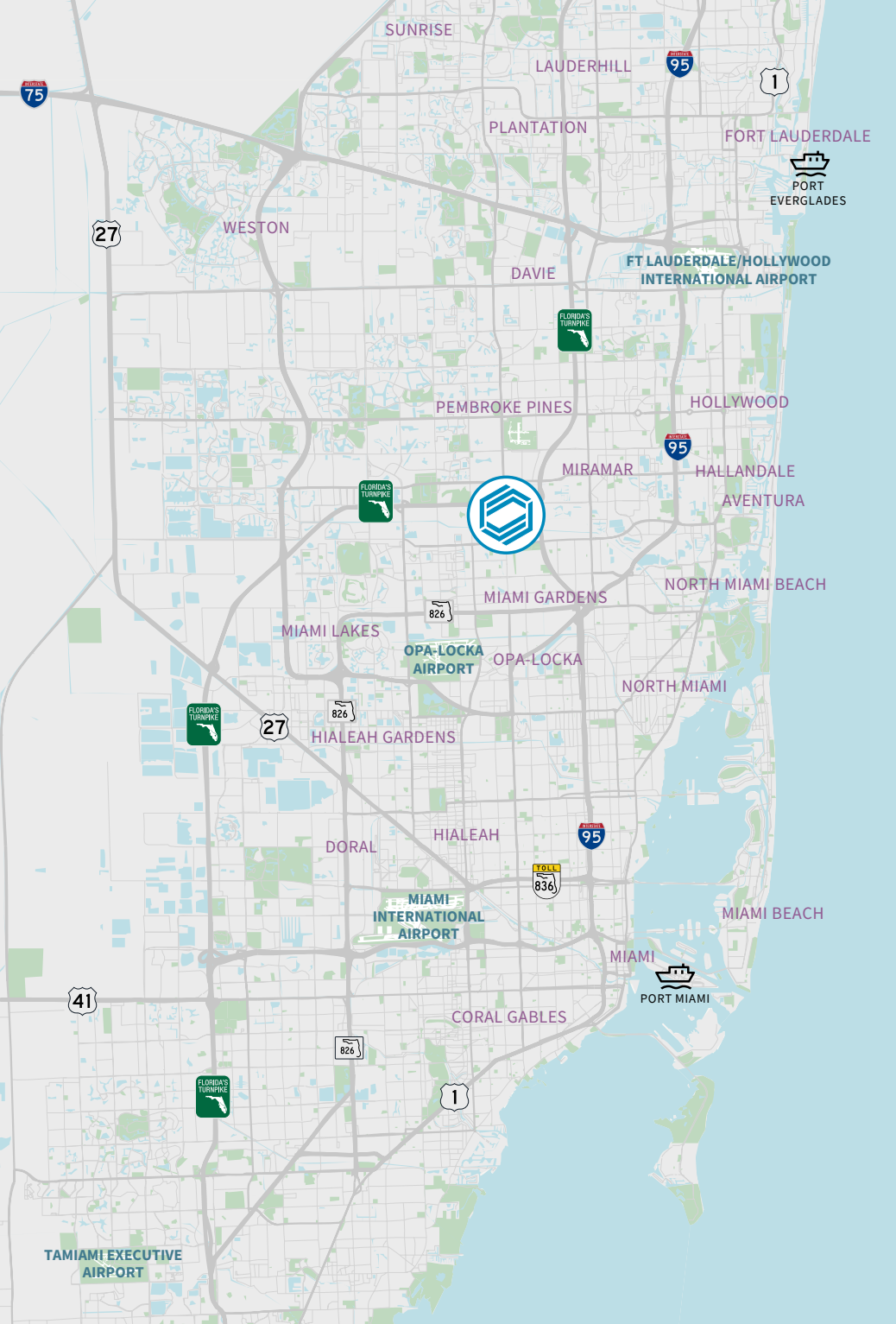
2022		
3 mile radius	Population	202,014
	Average HH Income	\$67,374
5 mile radius	Population	523,918
	Average HH Income	\$71,412



Traffic count



- 1** County Line Rd. (frontage)
64,000 cars per day
- 2** Between County Line Road and 27th Ave.
76,200 cars per day
- 3** Turnpike, between County Line Rd. and Hollywood Blvd.
132,000 cars per day
- 4** Turnpike (frontage)
88,000 cars per day
- 5** Turnpike, between Miami Gardens Dr. and NW199th Rd.
95,200 cars per day
- 6** I-95, between Miami Gardens Dr. and Ives Dairy Rd.
196,500 cars per day



EASTGROUP

PROPERTIES

National developer with a proven track record

EastGroup Properties, Inc. is a self-administered equity real estate investment trust focused on the development, acquisition and operation of industrial properties in major Sunbelt markets throughout the United States with an emphasis in the states of Florida, Texas, Arizona, California and North Carolina. The Company's strategy for growth is based on ownership of premier distribution facilities generally clustered near major transportation features in supply-constrained submarkets. EastGroup's portfolio, including development projects in lease-up and under construction, currently includes 57.1 million square feet.

The Company, which was organized in 1969, is a Maryland corporation and adopted its present name when the current management assumed control in 1983. Four public REITs have been merged into or acquired by EastGroup—Eastover Corporation in 1994, LNH REIT, Inc. and Copley Properties, Inc. in 1996 and Meridian Point Realty Trust VIII in 1998. EastGroup's common shares are traded on the New York Stock Exchange under the symbol "EGP". The Company's shares are included in the S&P SmallCap 600 Index.

www.eastgroup.net

To learn more, please contact the leasing team:

Brian Smith
305 960 8403
smith.brian@jll.com

Audley Bosch
305.960.8404
audley.bosch@jll.com

Matt Maciag
305.960.8409
matt.maciag@jll.com

GATEWAYCOMMERCEMIAMI.COM

OWNED BY



LEASED BY

