

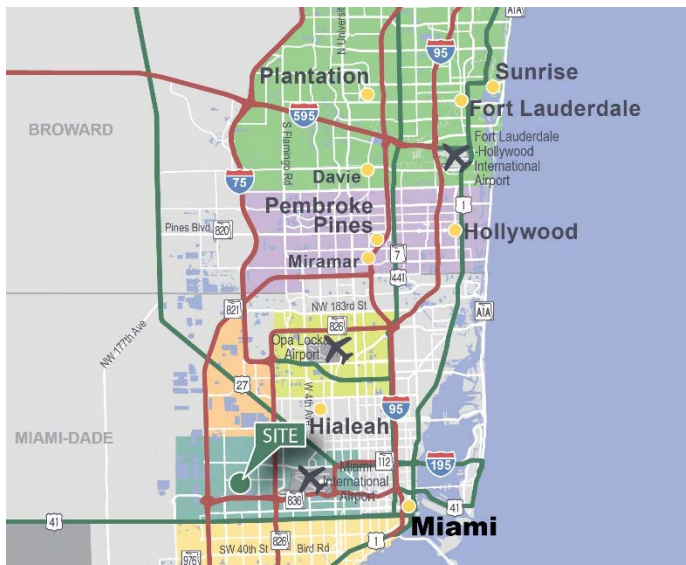
36,499 SF

Industrial Space For Lease



Prologis Beacon At 97th

2100 NW 97th Avenue
Doral, FL 33172 USA



LOCATION

- Located in the heart of Doral
- Master planned business park
- Immediate access to 836 (Dolphin expressway), 826 (Palmetto expressway), and Florida's Turnpike
- 3.5 miles to Miami International Airport.
- 11 miles to Port of Miami.

FACILITY

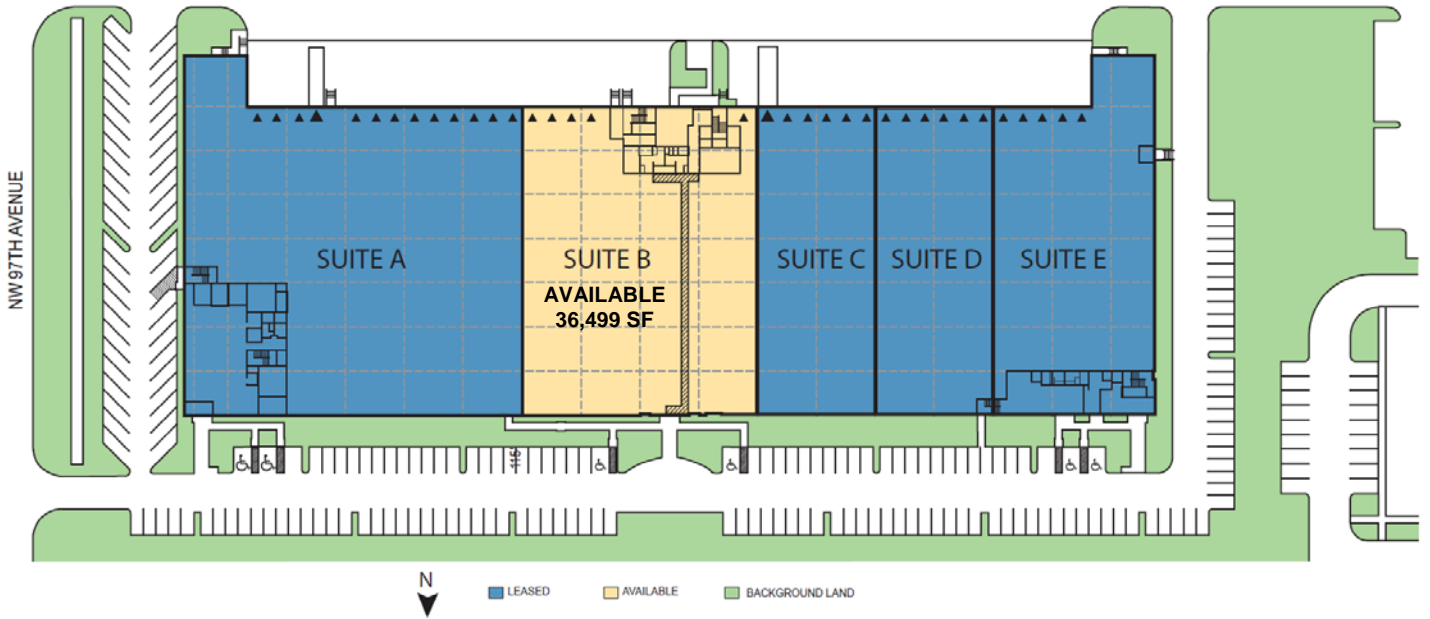
- 36,499 total s.f. available
- 6,425 s.f. office (on two floors)
- 33,591 s.f. warehouse
- 24' clear height
- 5 dock high doors
- 40' x 30' column spacing
- 1.3/1,000 s.f. parking ratio
- IU-C zoning
- Available immediately

ADVANTAGES AND AMENITIES

- Class A business park
- Heavy Power: 3 phase, 1200 amps, 277/480V; 3 ph 4 wire
- Fully fire sprinklered, Class 4 system
- High security location – fully fenced with 24 hour monitoring and controlled access.

36,499 SF

Industrial Space For Lease



JLL
Brian Smith
smith.brian@am.jll.com
ph +1 305 960 8403
cell +1 305 710 2291
200 S. Biscayne Blvd.
Suite 4300
Miami, FL 33131 USA

JLL
Audley Bosch
audley.bosch@am.jll.com
ph +1 305 960 8404
cell +1 305 742 8421
200 S. Biscayne Blvd.
Suite 4300
Miami, FL 33131 USA

JLL
Matt Maciag
matt.maciag@am.jll.com
ph +1 305 960 8409
cell +1 305 978 1530
200 S. Biscayne Blvd.
Suite 4300
Miami, FL 33131 USA

Prologis
Adriana Duque
adunque@prologis.com
ph +1 305 477 8700
8355 NW 12th Street
Miami, FL 33126 USA