

85,700 SF - 172,288 SF Industrial Space For Lease

Prologis Gratiigny 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 facade featuring a checkered pattern. It is surrounded by extensive parking lots filled with cars and several semi-trailers parked at loading docks. The facility is situated in an industrial park with other large buildings and parking areas visible in the background. A road with a median runs along the right side of the building.

The connectivity advantage your operations deserve

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

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

and logistics, distribution and transportation meet.

Its highly-functional 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

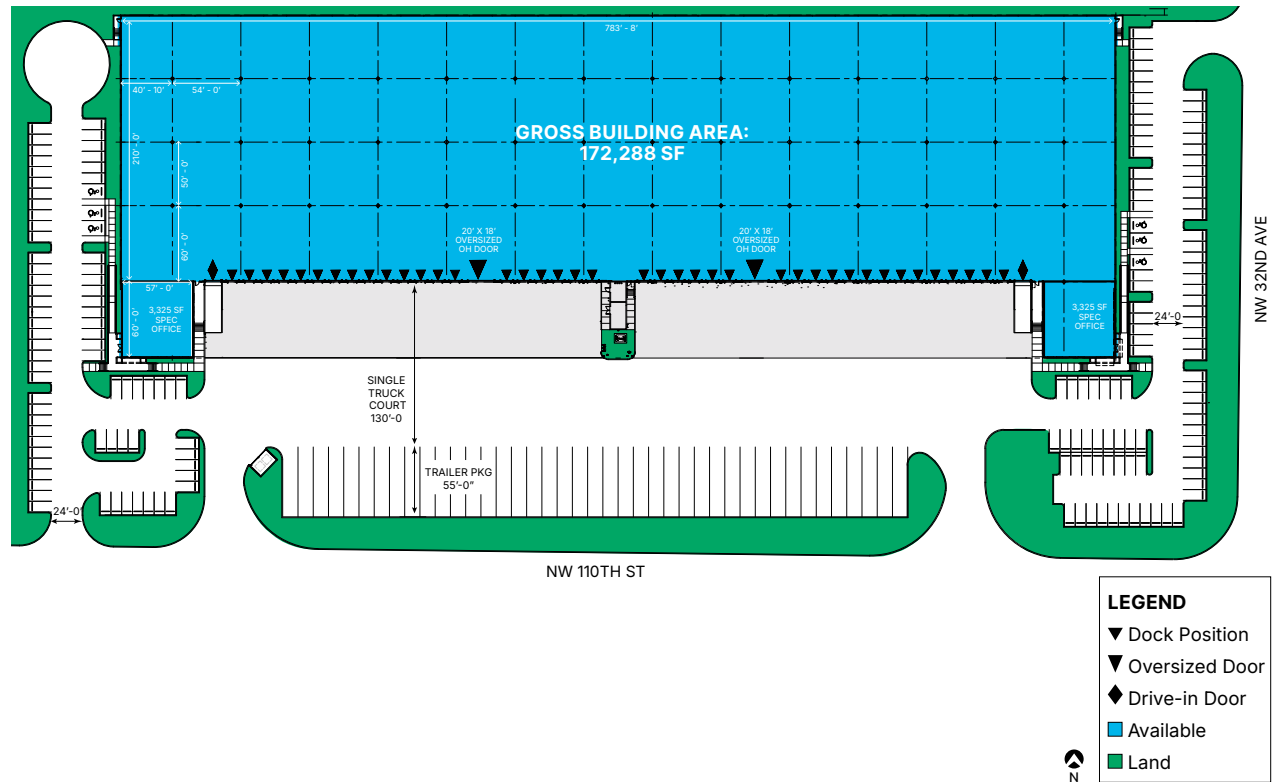
Connected to the CSX Rail system and conveniently located in Gragny, making it attractive for businesses seeking logistical advantages and access.

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

2 - 3,325 SF
spec offices

40 - 9' x 10' dock-high doors

2 - 12' x 14' drive-in doors

2 - 20' x 18' oversized
OH dock-doors

36' clear ceiling height

Up to 173 car parking spaces

Outdoor storage/trailer yard
(41 spaces)

LED motion sensor
lighting

54' x 50' typical column spacing

210' building depth

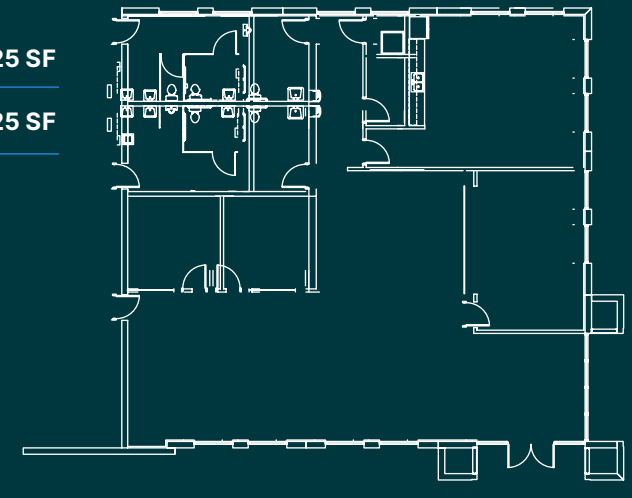
Opportunity for
rail-served facility

Secured truck court

SPEC OFFICES

Spec office 1: **3,325 SF**

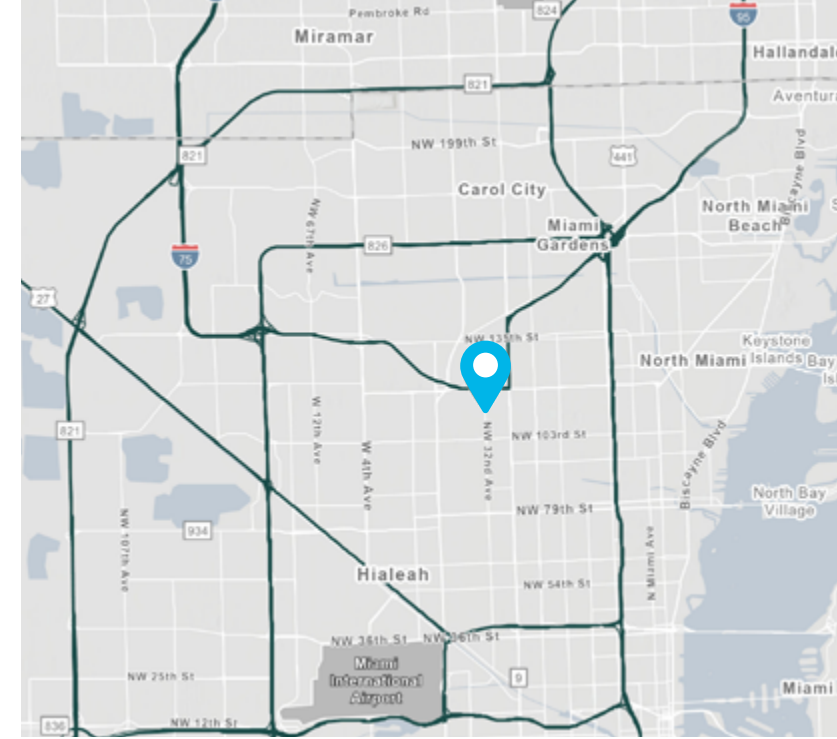
Spec office 2: **3,325 SF**



Typical spec office plan

Proximity Drives Productivity

Located within the Gratigny Central Submarket, Prologis Gratigny Industrial Park 14 boasts strategic location and excellent transportation access, including immediate access to Gratigny 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 Gratigny Parkway



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

Keeping you ahead of what's next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



Learn more about Prologis Essentials



Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology
 - Labor



Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging



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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At Prologis, we don't just lead the industry—we define it with a 1.3 billion square foot portfolio and an annual throughput of approximately \$3.2 trillion. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to energy solutions, our ecosystems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

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