

# 17,265 SF Corner Unit

Industrial Space For Lease



## Prologis Beacon Lakes 30



1801 NW 135th Avenue  
Miami, FL 33182 USA

### LOCATION

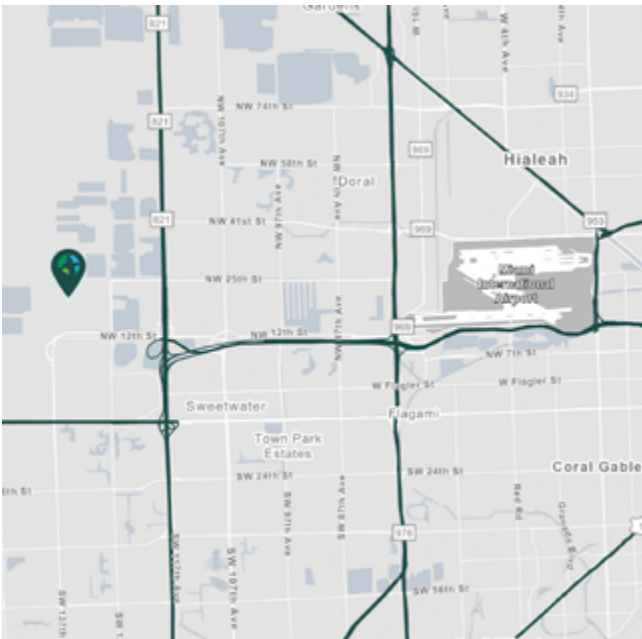
- Unparalleled connectivity with direct access to 836 (Dolphin Expressway), Florida's Turnpike and 826 (Palmetto Expressway)
- Easy access to Miami International Airport and Port of Miami
- Prime exposure fronting SR 836 (Dolphin Expressway)

### FACILITY

- **End-cap unit**
- 17,265 SF total available
- 15,538 SF warehouse
- 1,727 SF office
- 28' clear height
- 4 docks, 1 ramp
- 1.20/1,000 parking ratio
- 220' building depth
- 40' x 40' typical column spacing
- 60' speed bay
- ESFR sprinkler and LED energy efficient lighting
- 180' truck court
- **Surplus ±100 trailer parking, exclusive use by Prologis' tenants within the park**
- Available immediately

### ADVANTAGES AND AMENITIES

- Class-A master-planned business park
- Miami-Dade Park & Ride within the park
- Excellent retail and entertainment adjacent to the park
- Warehouse neighbors include UPS, Amazon, XPO Logistics, NBC Universal/Telemundo Networks, Goya and Hyundai among many others.
- **Prologis Clear Lease®** – Know your lease expenses and capital cost with greater certainty before your sign



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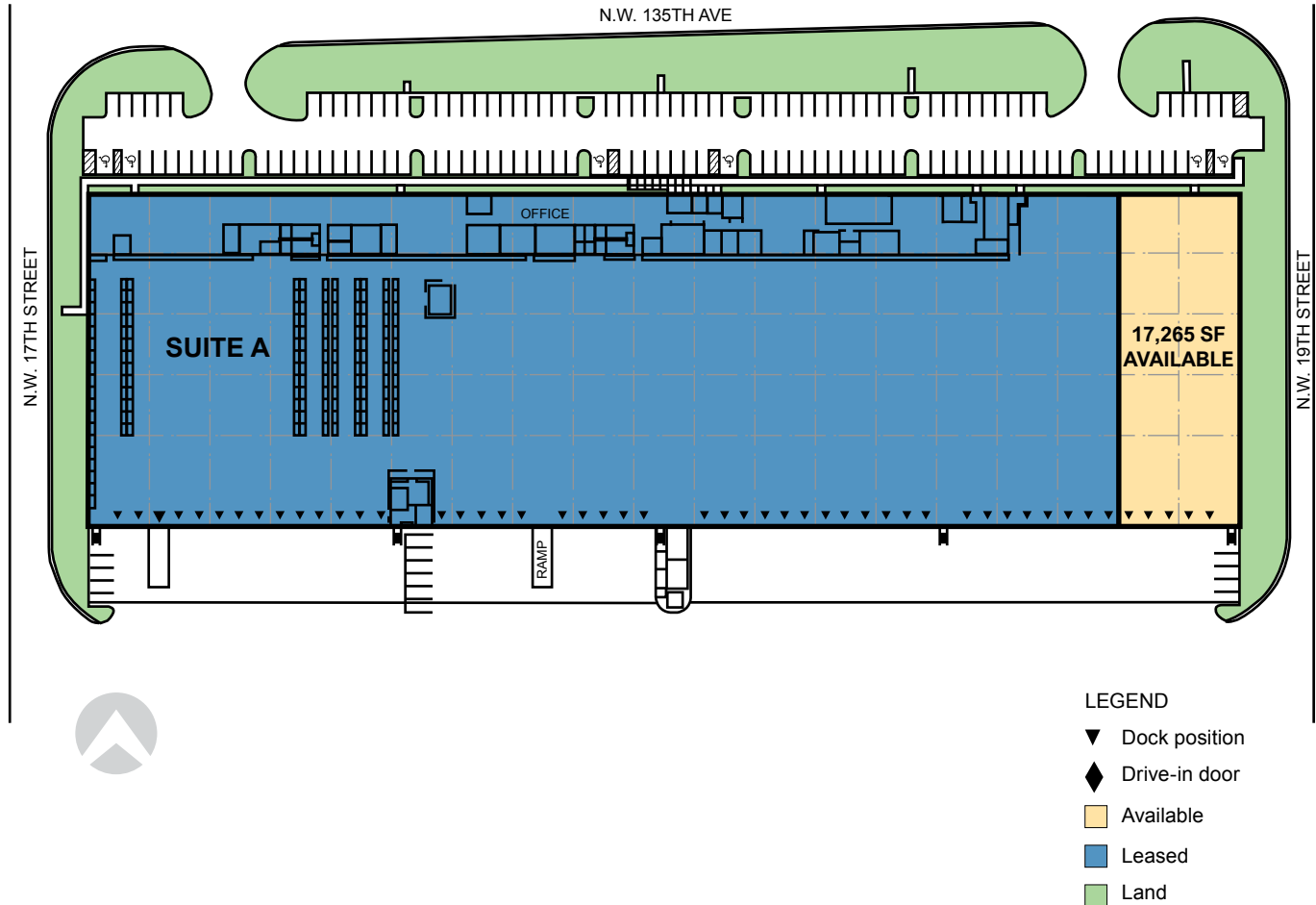
**Your single-source service for efficient move-in and operations:**  
[prologisessentials.com](http://prologisessentials.com)

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