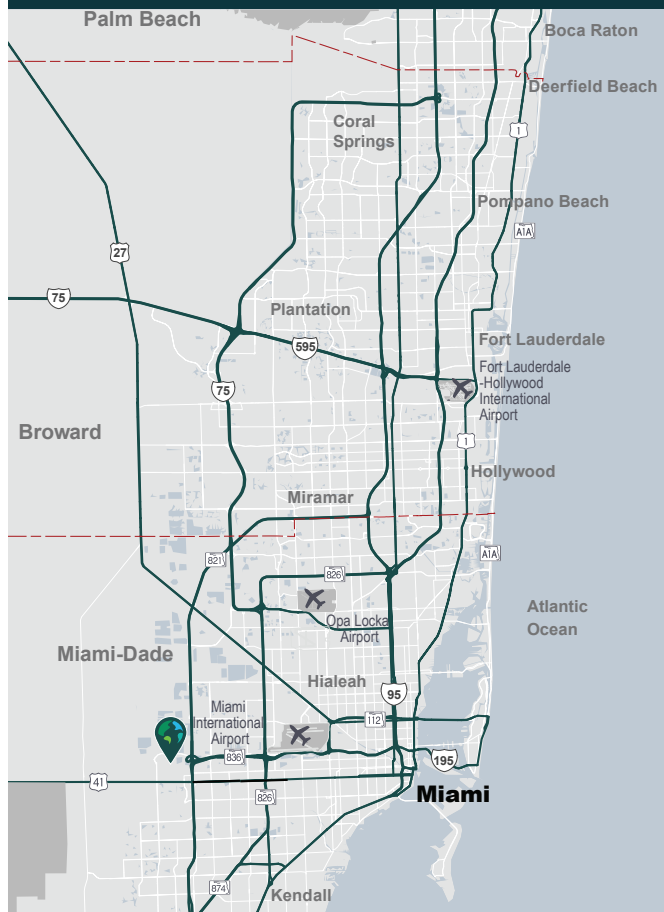


World-Class Multi-Purpose Business Park

Industrial Space For Lease



Prologis Beacon Lakes



Scan the QR code to explore all of South Florida availabilities.

Prologis Beacon Lakes is a premier multi-purpose development featuring Class A industrial space, dining, shopping and entertainment within a 600-acre master-planned business park.

INDUSTRIAL

Prologis strives to provide the best industrial real estate solution for every customer to maximize the efficiency of their distribution and logistics. Prologis Beacon Lakes is well-positioned to develop high quality warehouses in a variety of sizes for customers looking to expand and enhance their presence in South Florida.

RETAIL

Within Prologis Beacon Lakes exists the Shoppes at Beacon Lakes, a 450,000 SF shopping, entertainment and dining experience. No other industrial park in the region offers such an amenity base and convenience within the development.

DEVELOPMENT POSSIBILITIES

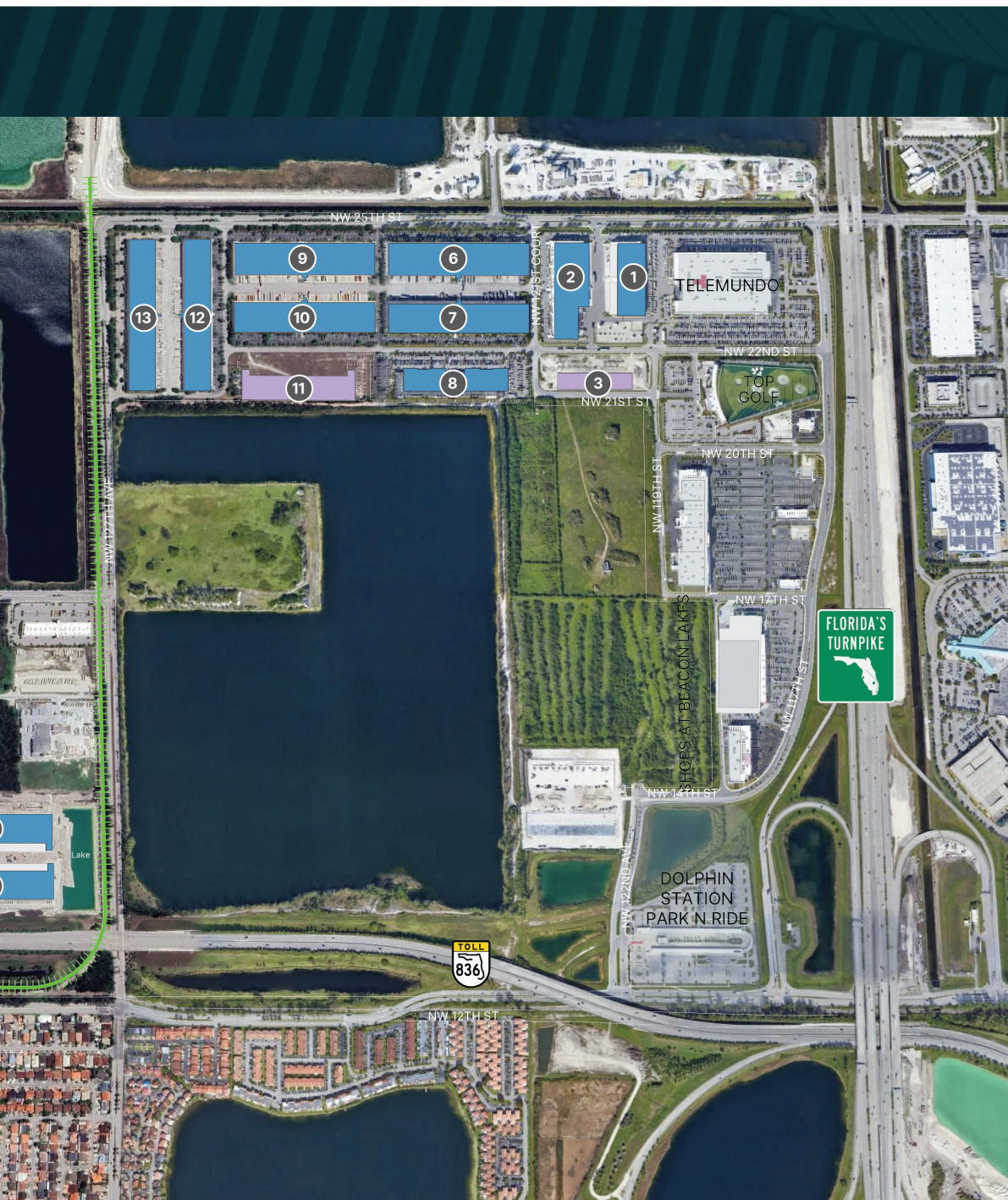
Build-to-suit options of up to 500,000 SF

Scan for website to view
the latest availabilities



Your single-source service for efficient
move-in and operations:
prologisessentials.com





Building	Size	Building	Size
1	94,099 SF	26	153,833 SF
2	132,012 SF	27	111,162 SF
3	56,800 SF	28	335,841 SF
6	206,800 SF	29	167,791 SF
7	193,090 SF	30	167,516 SF
8	100,000 SF	31	200,795 SF
9	206,800 SF	35	200,502 SF
10	193,090 SF	36	216,780 SF
11	132,840 SF	41	135,943 SF
12	189,740 SF	42	137,297 SF
13	189,906 SF	43	162,411 SF
21	146,788 SF	44	164,368 SF
22	164,937 SF	45	164,368 SF
23	166,305 SF	46	57,056 SF
24	157,258 SF	47	139,799 SF
25	158,285 SF	48	310,297 SF
		49	326,199 SF



- Completed
- Planned
- Under construction
- Non-Prologis building

PROLOGIS BEACON LAKES OFFERS:

- Professional and upscale appearance including attractive landscaping and signage
- Opportunity for LEED® certified development
- 5.5 million square feet of existing space
- 100 acres of land available for development
- Up to 1.2 million square feet of remaining industrial development possible
- Surplus outside trailer storage available in the park

Scan for website to view
the latest availabilities



LEGEND

- Access into park via major interstate highways
- Access into park via major roadways

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
- Excellent amenities within the park. The Shoppes at Beacon Lakes consists of 500,000 SF of shopping, dining and entertainment including 5 restaurants, bars, Starbucks, Carvana, Ashley and City Furniture, 24hr Fitness, Ross, Panda Express, Top Golf, Home Depot, Dicks Sporting Goods and so much more!
- Warehouse neighbors include UPS, Amazon, XPO Logistics, NBC Universal/Telemundo Networks, Goya and Hyundai among many others



Drive times

Strategically located to immediately access all connecting thoroughfares



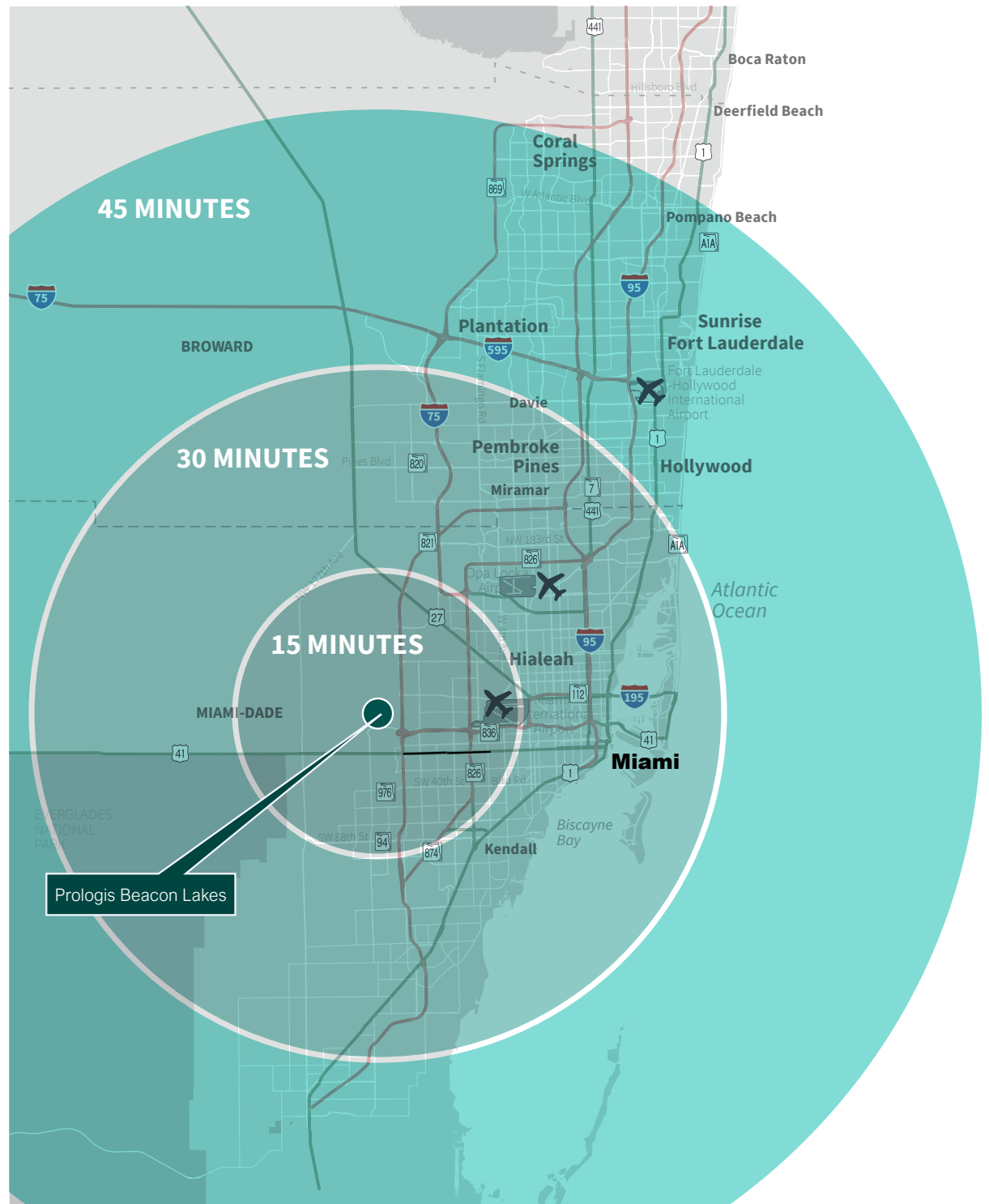
13.2 MILES | 23 MINUTES
to Miami International Airport



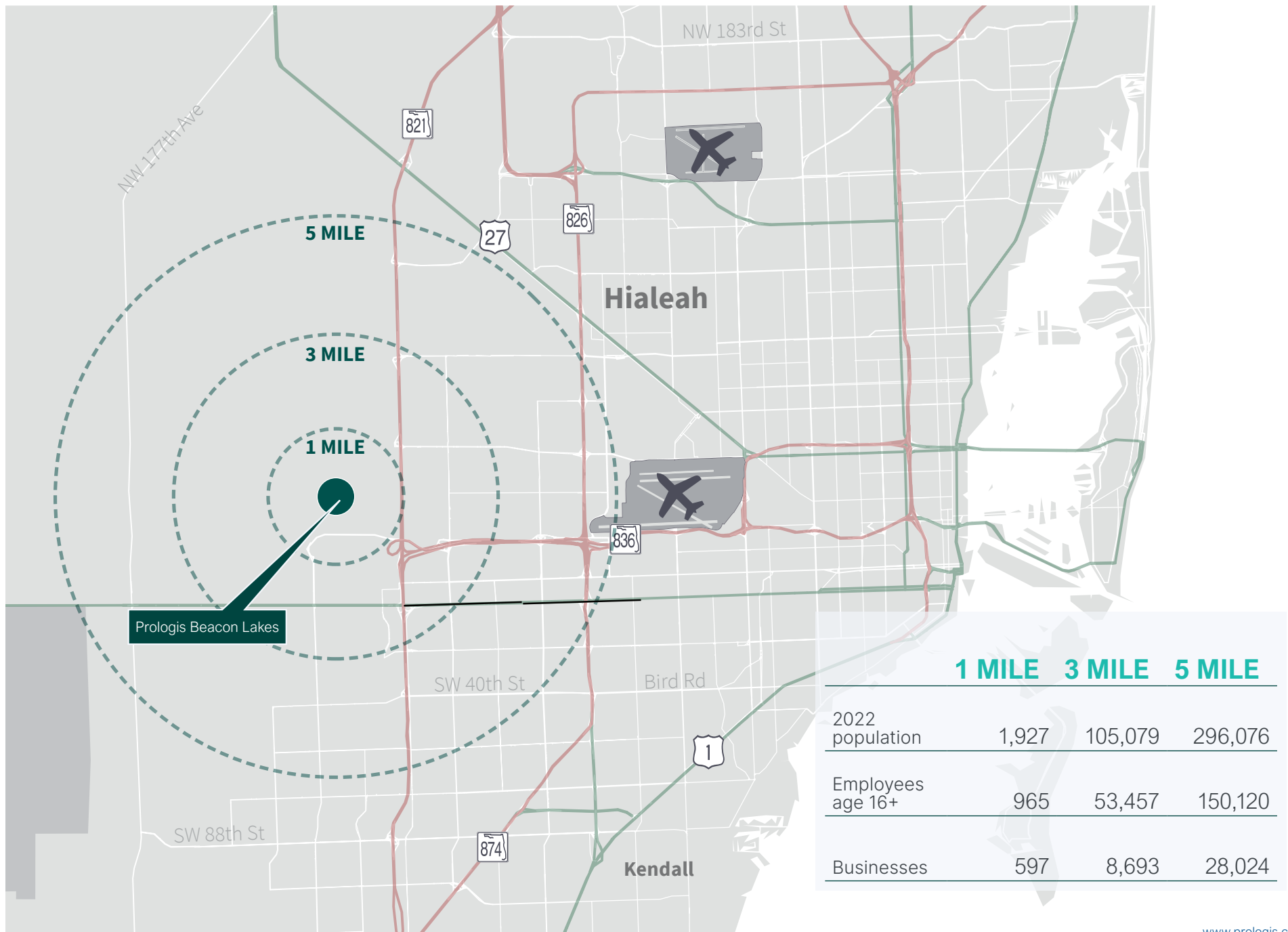
17.6 MILES | 33 MINUTES
from the Port of Miami



DIRECT ACCESS
to 826, 836 and Florida's Turnpike



Close proximity to a highly skilled workforce



World-Class Multi-Purpose Business Park

Industrial Space For Lease



Prologis Beacon Lakes

JLL

Brian Smith

smith.brian@jll.com
ph +1 305 960 8403
cell +1 305 710 2291

JLL

Audley Bosch

audley.bosch@jll.com
ph +1 305 960 8404
cell +1 305 742 8421

JLL

Ana Rivera

ana.rivera@jll.com
ph +1 305 960 8427
cell +1 305 778 7652



200 S. Biscayne Blvd.
Suite 4300
Miami, FL 33131 USA

Prologis

Barbara Mantecon

bmantecon@prologis.com
ph +1 954 316 1777
8355 NW 12th Street
Miami, FL 33126 USA



About the Ownership

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 December 31, 2024.