

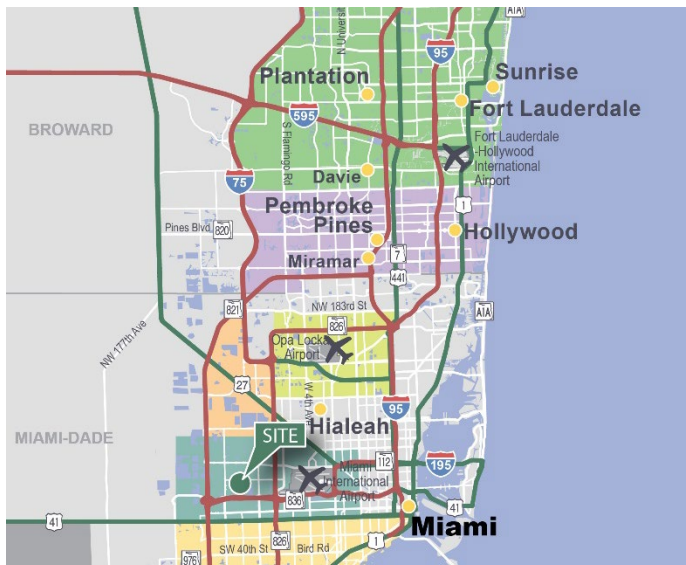
79,899 SF

Class A Cooler Space For Lease



Prologis Beacon At 97th

2000 NW 97th Avenue
Doral, FL 33172 USA



LOCATION

- Located in the heart of Doral
- High security location – fully fenced with 24 hour monitoring and controlled access.
- 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

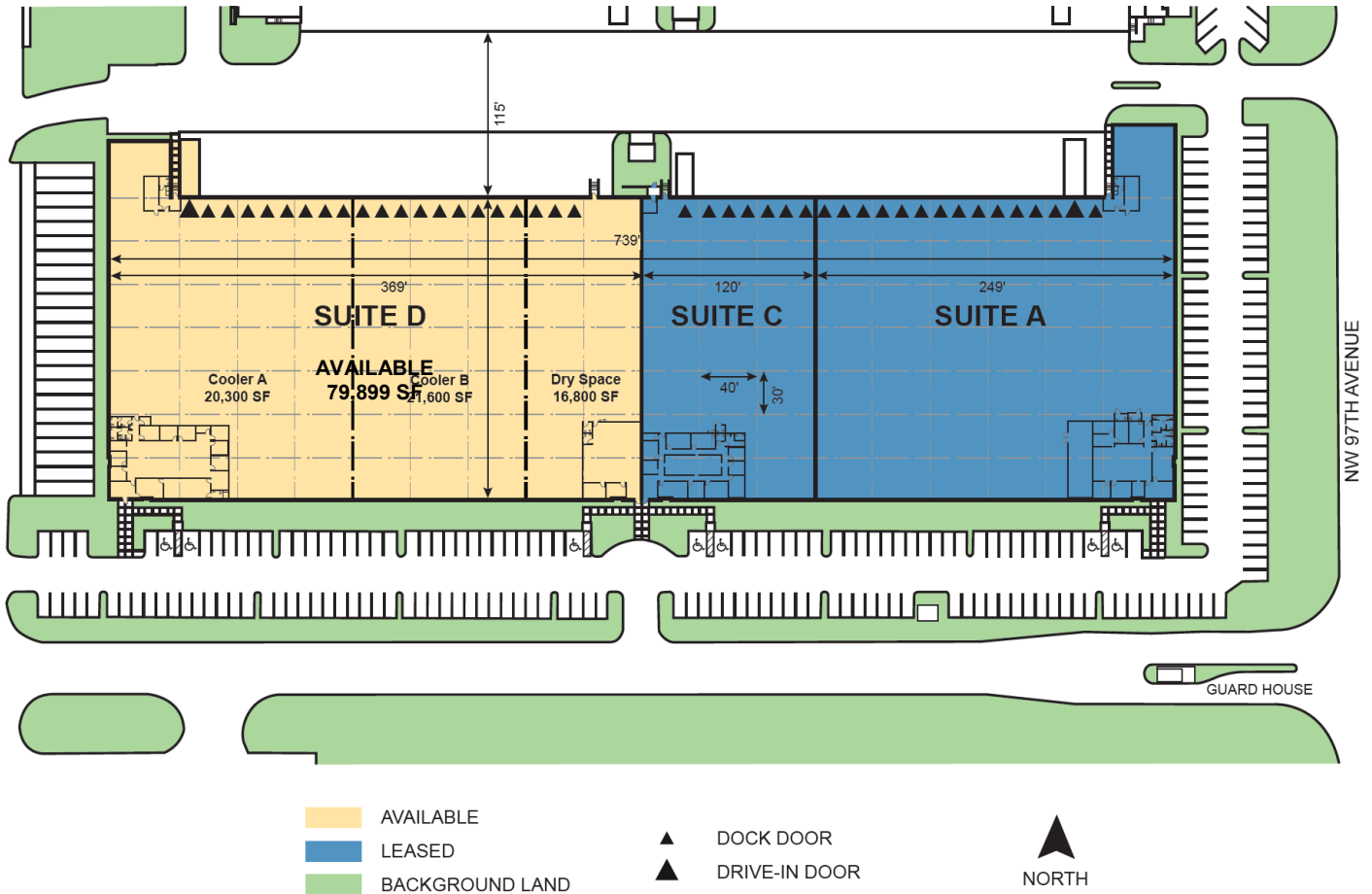
- 79,899 total s.f. available
 - 49,200 s.f. of cooler space
 - 16,800 s.f. of dry space
- 7,793 s.f. office (In two pods: 5,500 s.f. and 2,000 s.f.)
- 24' clear height
- 20 dock high doors, 1 ramp
- 40' x 30' column spacing
- 210' building depth
- 1.38/1,000 s.f. parking ratio
- IU-C zoning
- Available immediately

ADVANTAGES AND AMENITIES

- Class A business park
- Cold storage space (Cooler A: 30 degrees / Cooler B: 35 degrees)
- Ideal for Flowers, Beverage, and Produce
- End-cap unit
- Power: 3 phase, 277/480V; 3 ph 4 wire
- Fully fire sprinklered, Class 4 system

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