

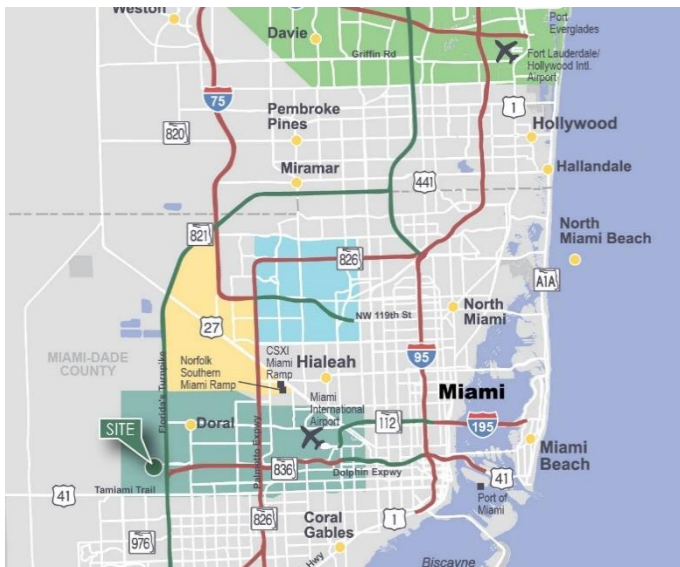
# 79,705 SF

## Industrial Space For Lease



## Prologis Beacon Lakes 13

12650 NW 25<sup>th</sup> Street  
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.

### FACILITY

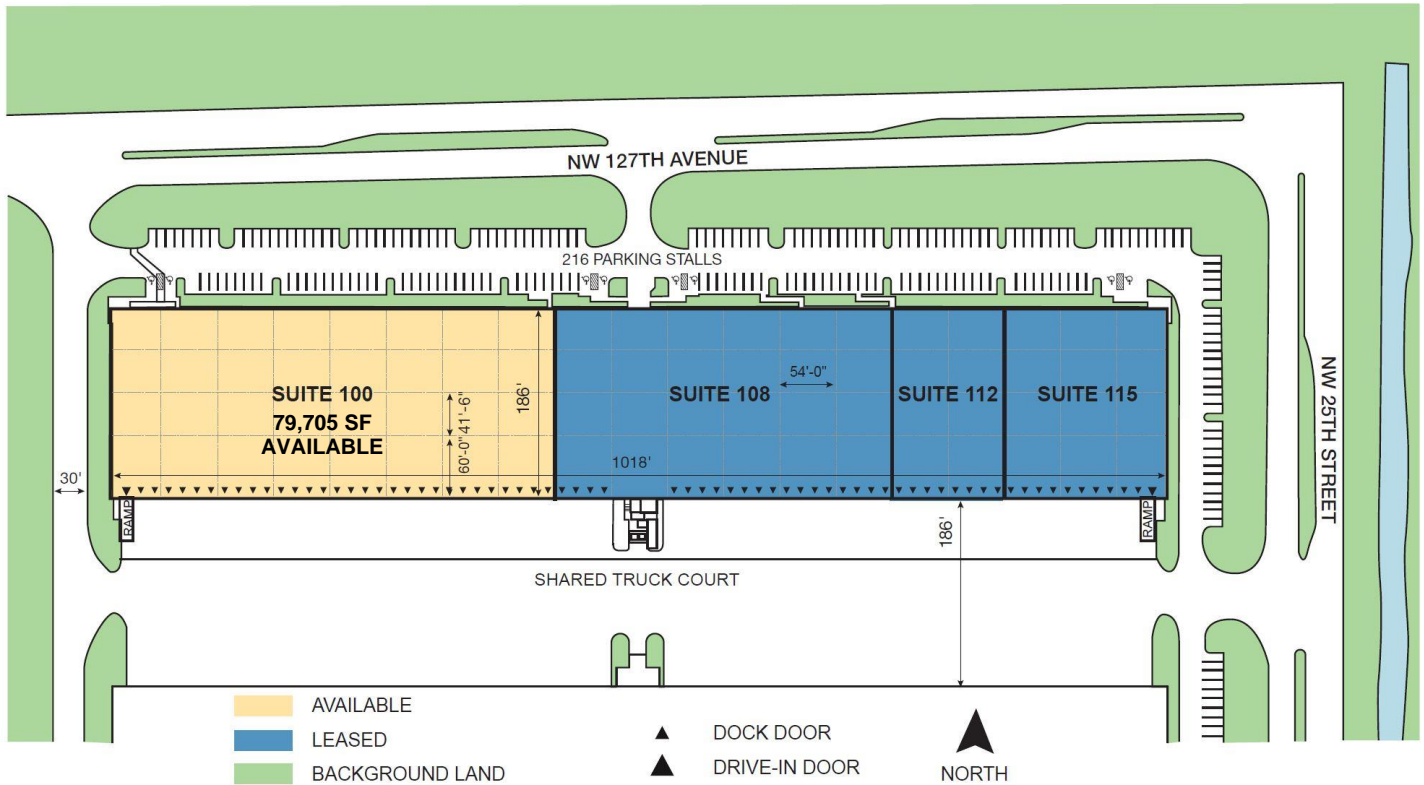
- 79,705 total s.f. available
- 75,779 s.f. warehouse (3,926 s.f. office)
- 30' clear height and 186' building depth
- 1.1/1,000 parking ratio
- 30 dock height doors, 1 ramp
- 54' x 42' column spacing
- ESFR sprinkler system and LED energy efficient lighting
- End-cap unit Available 11/1/2020

### ADVANTAGES AND AMENITIES

- Excellent amenities within the park. The Shoppes at Beacon Lakes consists of 500,000 SF of shopping, dining and entertainment including 5 restaurants, bars, Top Golf, Home Depot, Dicks Sporting Goods and more.
- Warehouse neighbors include UPS, Amazon, XPO Logistics, Ryder Logistics, NBC Universal/Telemundo Networks, Goya and Hyundai among many others.
- Surplus outside trailer storage available in the park
- Fast, cost-effective forklift and racking sourcing through Prologis Essentials.

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