

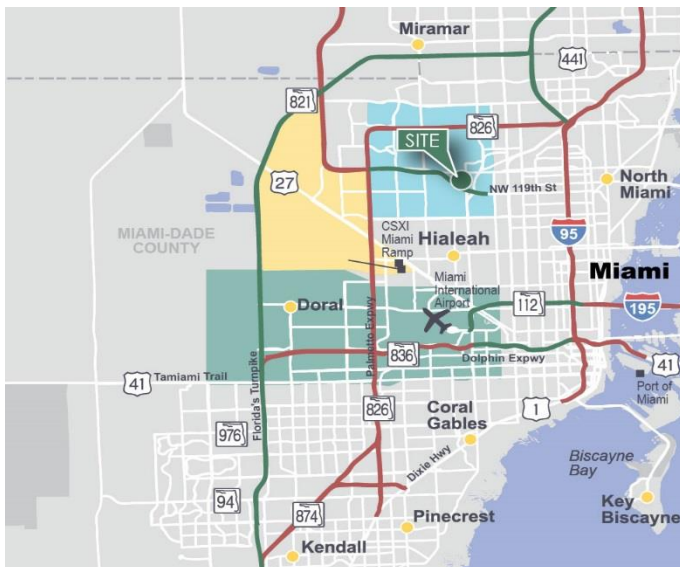
56,070 SF

Industrial Space For Lease



Prologis Gratigny Industrial Park 9

3300 NW 110th Street
Miami, FL 33167 USA



LOCATION

- Immediate access to Gratigny Parkway, Florida's Turnpike, and I-95.
- 8 miles to Miami International Airport, 13 miles to Port of Miami, 15 miles to Port Everglades.

FACILITY

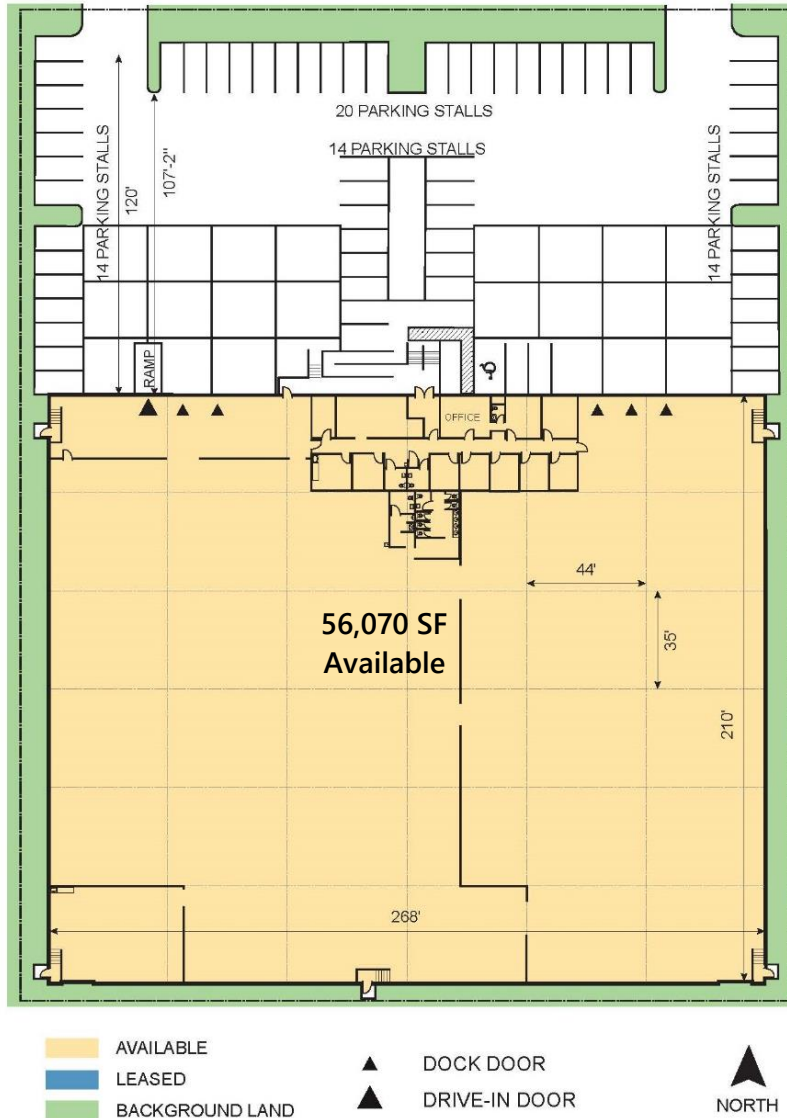
- Freestanding 56,070 total s.f. available
- 3,417 s.f. office on two floors
- 52,653 s.f. of warehouse
- 24' Clear ceiling height
- 7 Dock height doors, 1 ramp
- 2 Railroad doors
- 45' x 35' column spacing typical
- +/-26,000 s.f. of air-conditioned warehouse
 - Four 15-ton units
 - Two 7.5-ton units
 - Maintains temperature of 74 degrees
- Ample bathrooms for 100 warehouse employees
- Heavy power: 3 Phase; 280V, 1200 Amps
- 2.31 Acres of land
- Year built: 1999 (building in excellent condition)

ADVANTAGES AND AMENITIES

- Fully fenced property
- Rail service – potential for CSX
- Surplus outside trailer storage available in the park
- Fast, cost-effective forklift and racking sourcing through Prologis Essentials

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