

141,317 SF with CSX rail

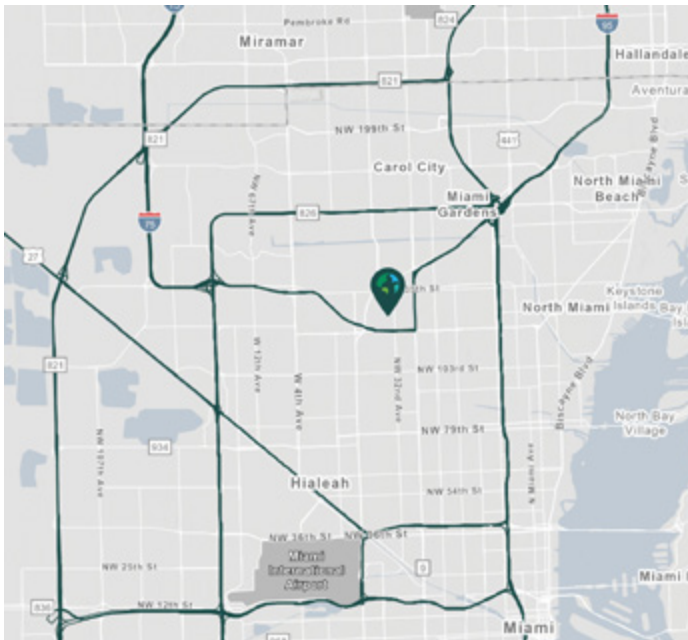
Industrial Space For Lease



Prologis Gratigny Industrial Park 12



12300 NW 32nd Avenue
Miami, FL 33167 USA



LOCATION

- Located within Gratigny Central submarket
- Immediate access to Gratigny Pkwy, Florida's Turnpike, and I-95
- 8 miles to Miami International Airport
- 13 miles to Port of Miami
- 15 miles to Port Everglades

FACILITY

- 141,317 total SF
- 131,657 warehouse SF
- 9,660 office SF
- Additional 1,354 SF mezzanine (not included in total area)
- 21 dock-high doors
- Covered truck-well with 8 positions
- 7 rail doors - Active rail (CSX)
- Typical bay: 44' x 40'
- 22' clear height
- Available Q3 2025

ADVANTAGES AND AMENITIES

- Partially HVAC'd warehouse
- Heavy power, 2,000 amps
- Institutionally owned and managed
- [Prologis Clear Lease®](#) – Know your lease expenses and capital cost with greater certainty before your sign.

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



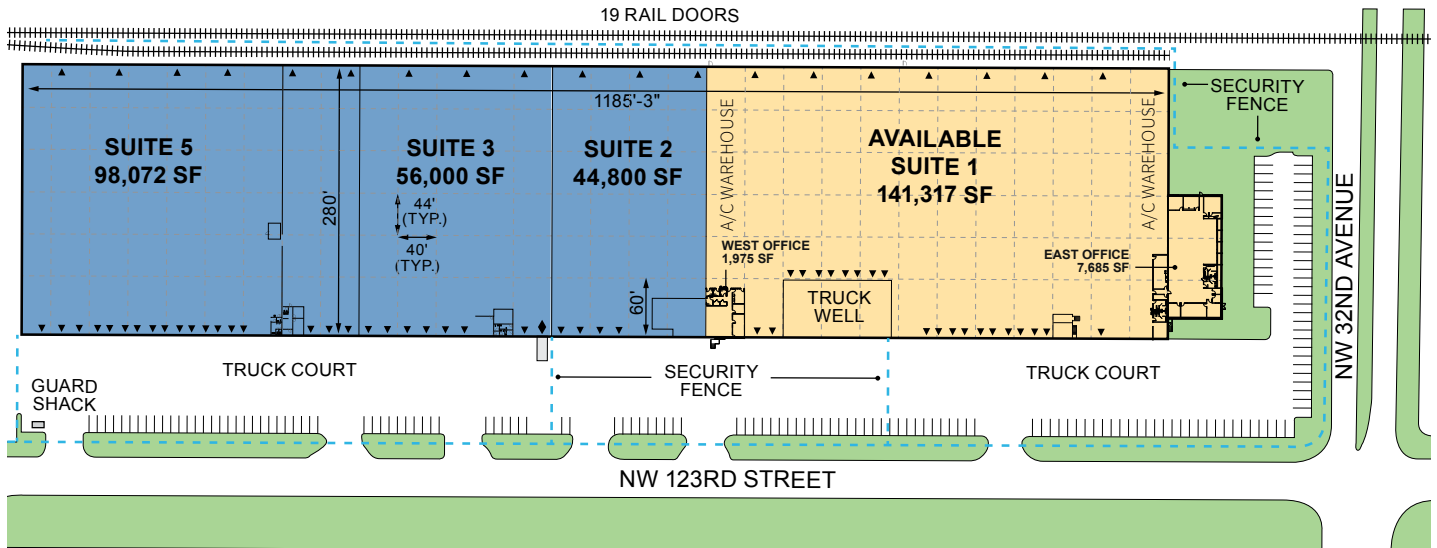
Scan the QR code for more info!

141,317 SF with CSX rail

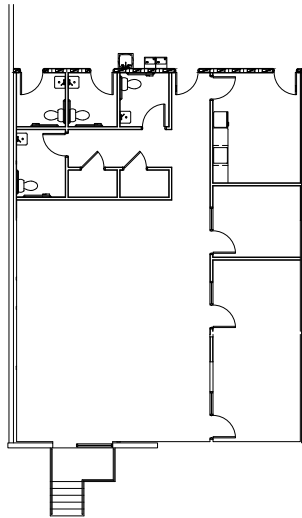
Industrial Space For Lease



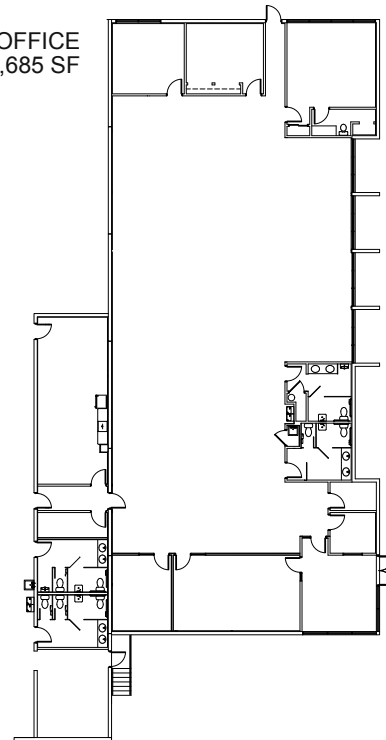
Prologis Gratigny Industrial Park 12



WEST OFFICE
1,975 SF



EAST OFFICE
7,685 SF



LEGEND

- ▼ Dock position
- ◆ Drive-in door
- Available
- Leased
- Land



Brian Smith
smith.brian@jll.com
ph +1 305 960 8403
cell +1 305 710 2291
200 S. Biscayne Blvd.
Suite 4300
Miami, FL 33131 USA

Audley Bosch
audley.bosch@jll.com
ph +1 305 960 8404
cell +1 305 742 8421
200 S. Biscayne Blvd.
Suite 4300
Miami, FL 33131 USA

Matt Maciag
matt.maciag@jll.com
ph +1 305 960 8409
cell +1 305 978 1530
200 S. Biscayne Blvd.
Suite 4300
Miami, FL 33131 USA

Prologis
Dylan Esquenazi
desquenazi@prologis.com
ph +1 305 599 6205
201 East Las Olas Blvd.
Suite 1550
Fort Lauderdale, FL 33301 USA

141,317 SF with CSX rail



Industrial Space For Lease

Prologis Gratigny Industrial Park 12



Brian Smith
smith.brian@jll.com
ph +1 305 960 8403
cell +1 305 710 2291
200 S. Biscayne Blvd.
Suite 4300
Miami, FL 33131 USA

Audley Bosch
audley.bosch@jll.com
ph +1 305 960 8404
cell +1 305 742 8421
200 S. Biscayne Blvd.
Suite 4300
Miami, FL 33131 USA

Matt Maciag
matt.maciag@jll.com
ph +1 305 960 8409
cell +1 305 978 1530
200 S. Biscayne Blvd.
Suite 4300
Miami, FL 33131 USA

Prologis
Dylan Esquenazi
desquenazi@prologis.com
ph +1 305 599 6205
201 East Las Olas Blvd.
Suite 1550
Fort Lauderdale, FL 33301 USA