

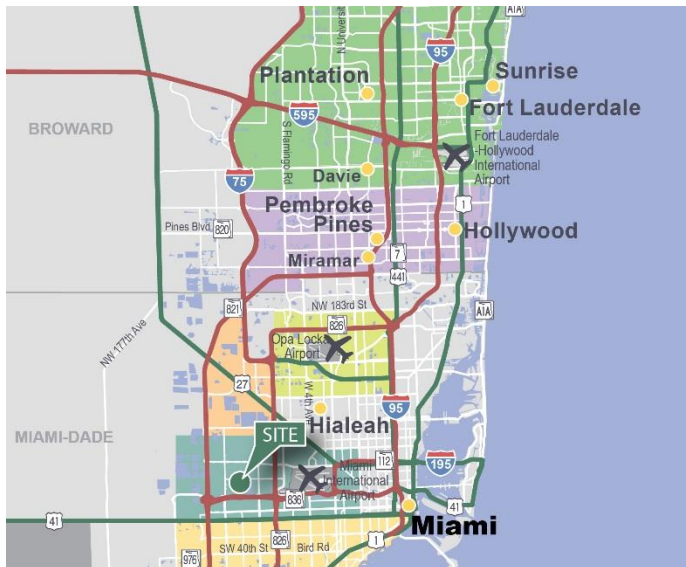
36,499 SF

Industrial Space For Lease



Prologis Beacon At 97th

2100 NW 97th Avenue
Doral, FL 33172 USA



LOCATION

- Located in the heart of Doral
- 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

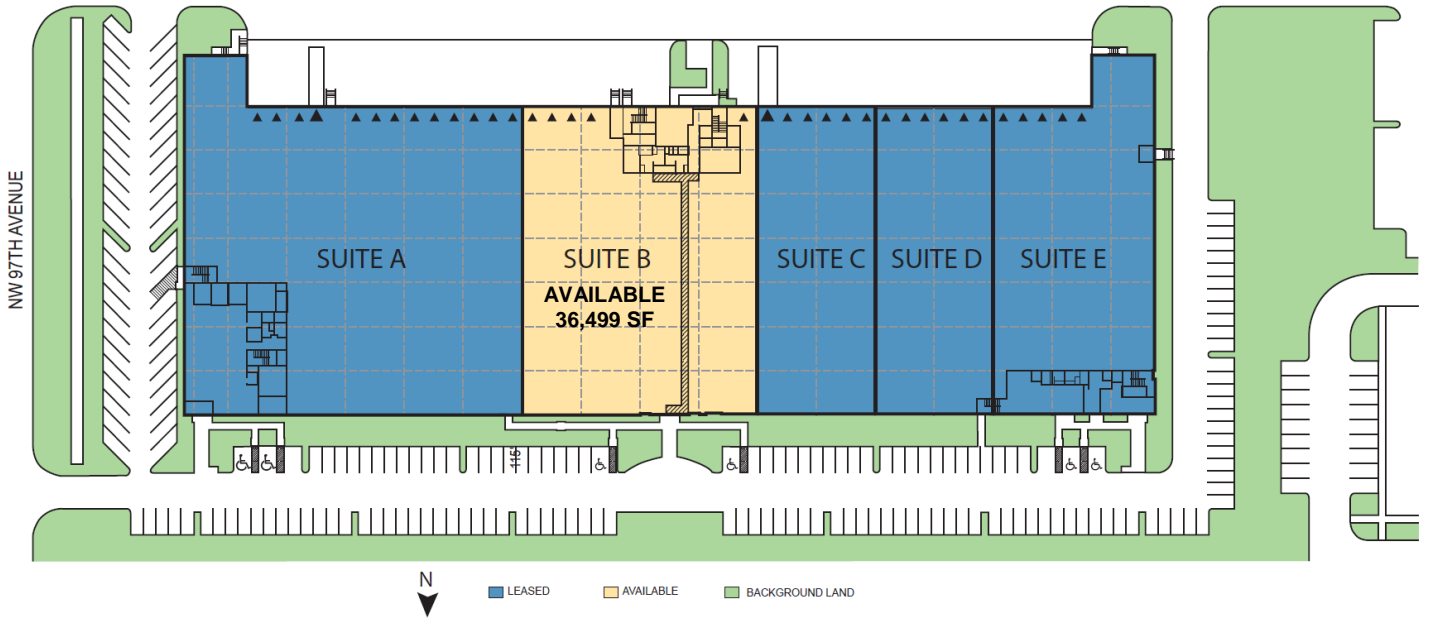
- 36,499 total s.f. available
- 6,425 s.f. office (on two floors)
- 33,591 s.f. warehouse
- 24' clear height
- 5 dock high doors
- 40' x 30' column spacing
- 1.3/1,000 s.f. parking ratio
- IU-C zoning
- Available immediately

ADVANTAGES AND AMENITIES

- Class A business park
- Heavy Power: 3 phase, 1200 amps, 277/480V; 3 ph 4 wire
- Fully fire sprinklered, Class 4 system
- High security location – fully fenced with 24 hour monitoring and controlled access.

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