

# 42,698 SF

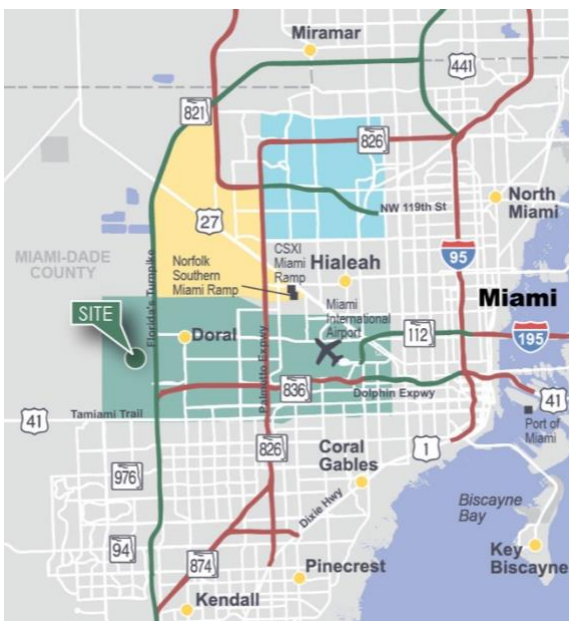
Industrial Space For Lease



## Prologis Beacon Lakes 12



12600 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

- End cap corner unit
- 42,698 total SF
- 3,050 SF office
- 28' clear height
- 1.12 /1,000 SF car parking ratio
- 15 dock doors total, 1 ramp
- 186' building depth
- 40' x 30' column spacing typical
- ESFR sprinkler system and LED energy efficient lighting
- Available Q3 2023

### ADVANTAGES AND AMENITIES

- Excellent amenities within the park. The Shoppes at Beacon Lakes consists of 500,000 s.f. 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, NBC Universal/Telemundo Networks, Goya and Hyundai among many others
- Surplus outside trailer storage available in the park
- 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](https://www.prologisessentials.com)**



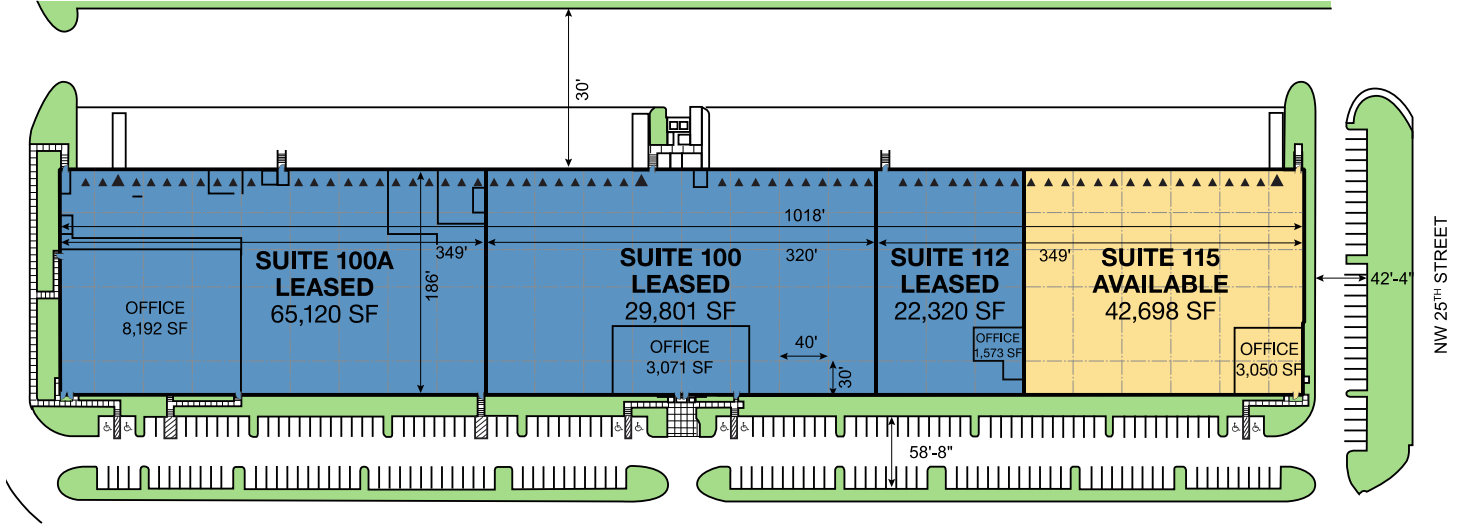
Scan the QR code for more info!

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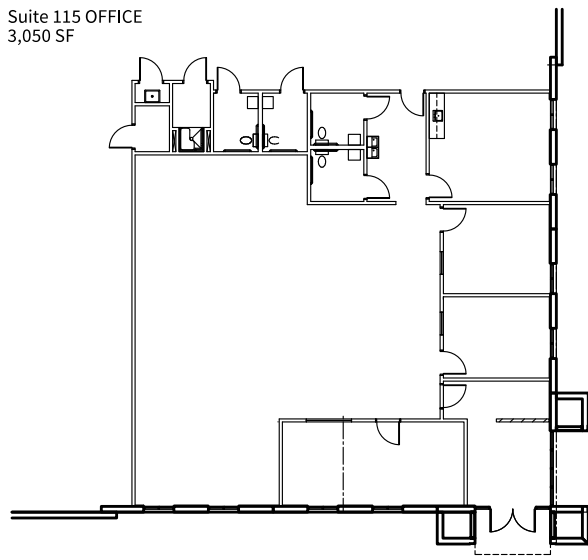
## Industrial Space For Lease



### Prologis Beacon Lakes 12



Suite 115 OFFICE  
3,050 SF



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