

# 112,189 SF

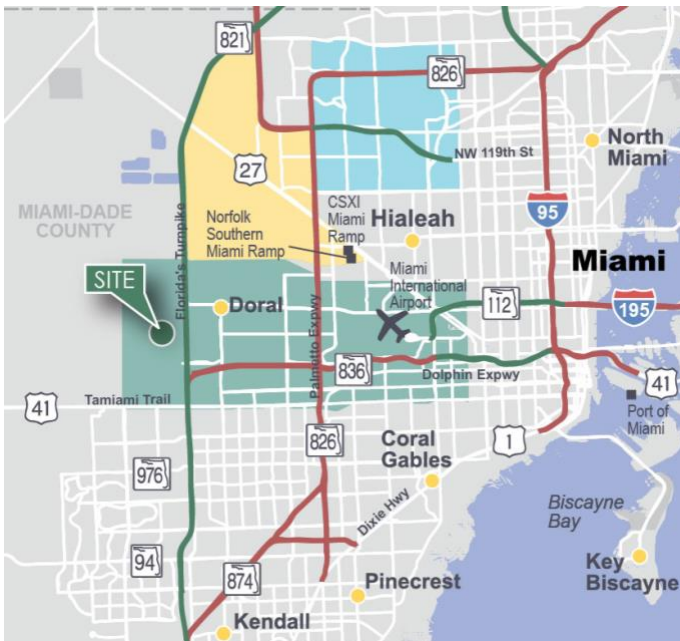
Industrial Space For Lease



## Prologis Beacon Lakes 9



12480 NW 25th 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

- 112,189 total SF
- 5,811 SF office and 3,125 SF warehouse/shipping office w/ bathrooms
- Potential to add 100 trailer spaces
- 28' clear height
- 218' building depth
- 27 dock height doors, 1 ramp
- 40' x 30' column spacing
- 1.10/1,000 parking ratio
- ESFR sprinkler system and LED energy efficient lighting
- Available Q4 2022

### 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<sup>®</sup> – Know your lease expenses and capital cost with greater certainty before your sign



Scan the QR code for more info!

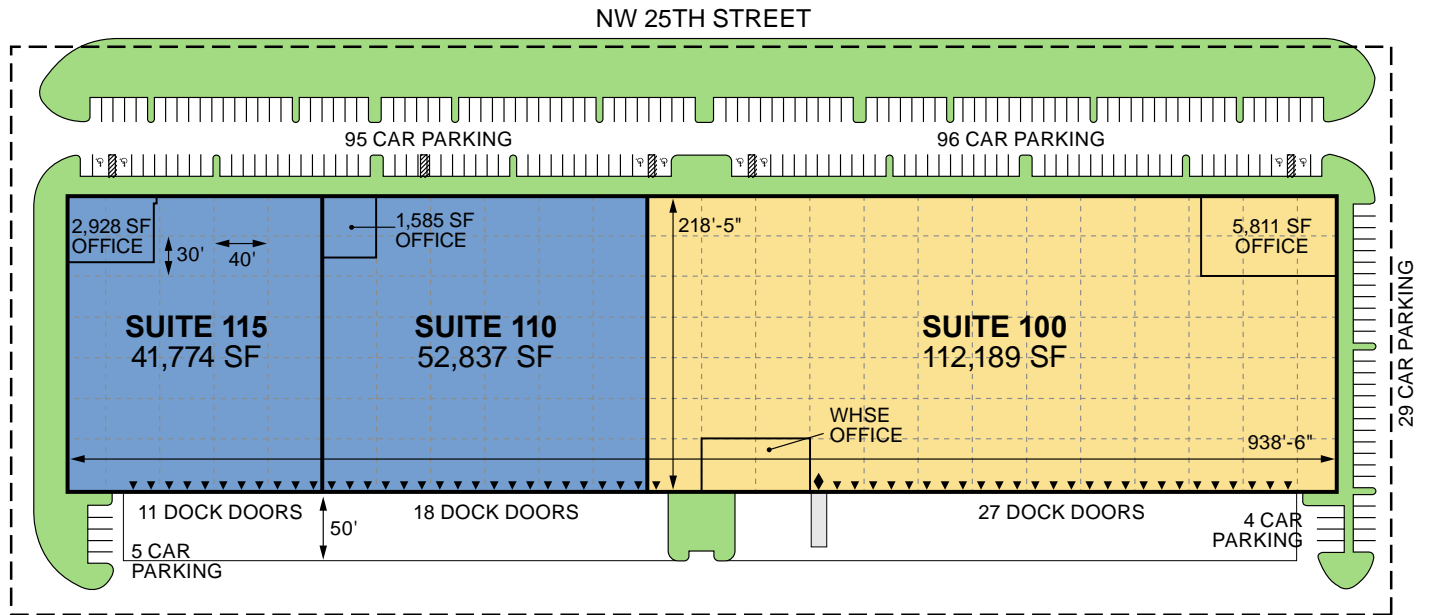
Your single-source service for efficient move-in and operations: [prologisessentials.com](https://www.prologisessentials.com)

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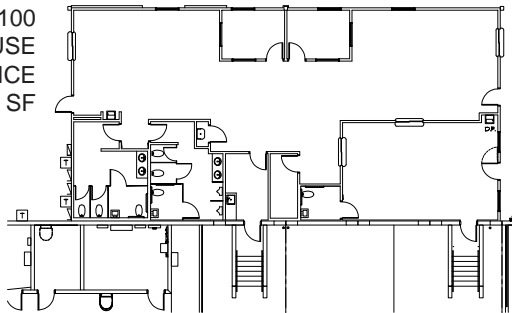
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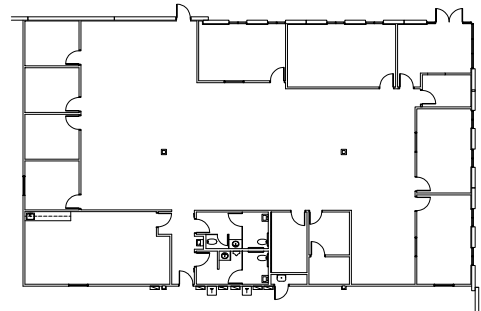
## Prologis Beacon Lakes 9



SUITE 100  
WAREHOUSE  
OFFICE  
3,125 SF



SUITE 100  
OFFICE  
5,811 SF



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### Prologis

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