

# NOW PRE-LEASING

## BRAND NEW WAREHOUSES

# GRATIGNY LOGISTICS CENTER

3000 NW 123RD STREET  
MIAMI, FL 33167

EXPECTED DELIVERY | SUMMER 2020



### LEASING CONTACTS:

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MIAMI | 305.350.0915 | [NGKF.COM](http://NGKF.COM)  
1111 BRICKELL AVENUE | SUITE 2000  
MIAMI, FLORIDA 33131  
TEAM WEBSITE: [MIAMIWAREHOUSESPACE.COM](http://MIAMIWAREHOUSESPACE.COM)



# OVERVIEW

## PROJECT SPECIFICATIONS

- Two (2) buildings totaling ±447,500 SF
- Situated on ±20 acres
- Build-To-Suit Offices
- ESFR Fire Protection
- Abundant Parking Spaces
- Each Building is Divisible to ±85,000 SF
- Expected Delivery | Summer 2020

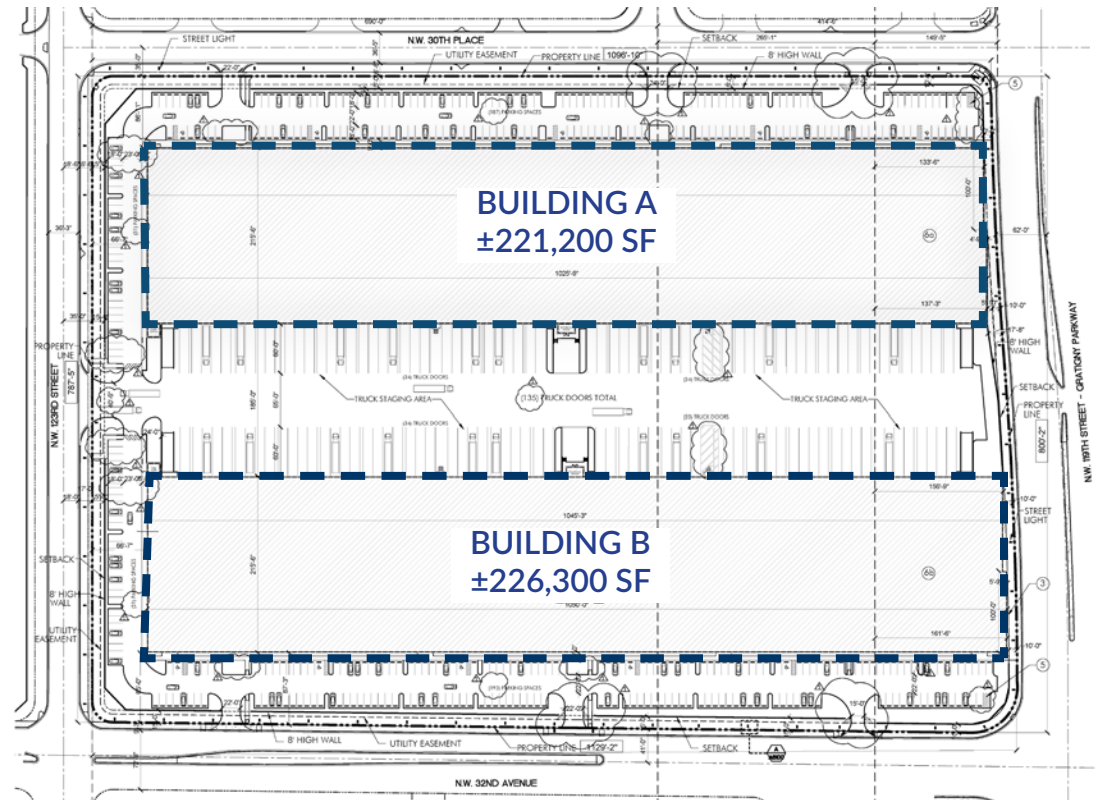
## BUILDING A

- ±221,200 SF
- ±36' Clear Ceiling Height
- 74 Dock Doors
- 2 Concrete Ramps
- 215'-6" Building Depth
- 185' Shared Truck Court
- ±51' Column Spacing

## BUILDING B

- ±226,300 SF
- ±36' Clear Ceiling Height
- 73 Dock Doors
- 2 Concrete Ramps
- 215'-6" Building Depth
- 185' Shared Truck Court
- ±52' Column Spacing

ASKING: \$8.00 - \$8.25 PER SF NNN



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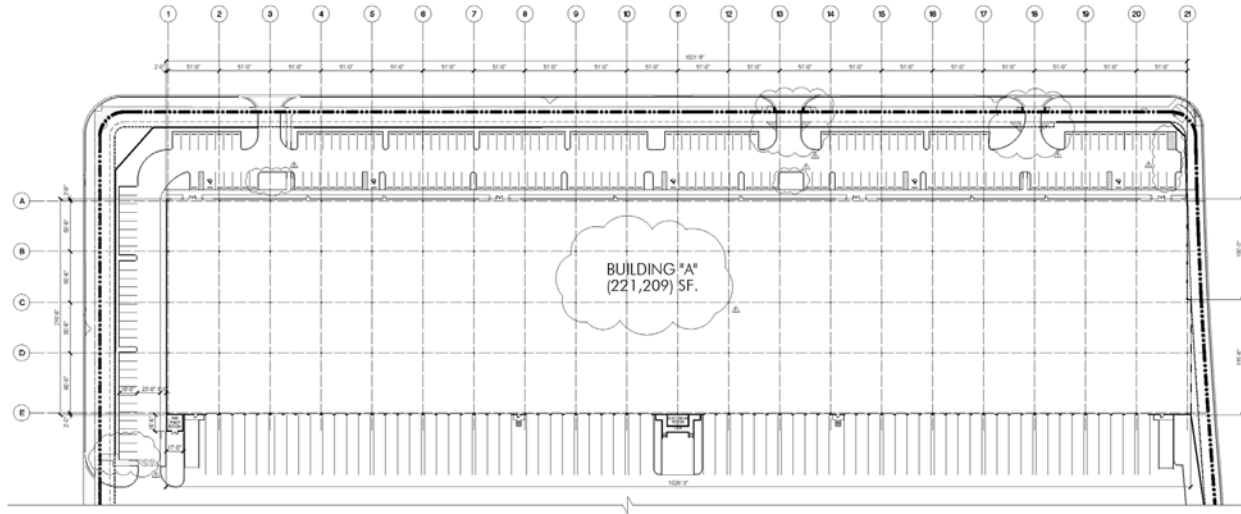


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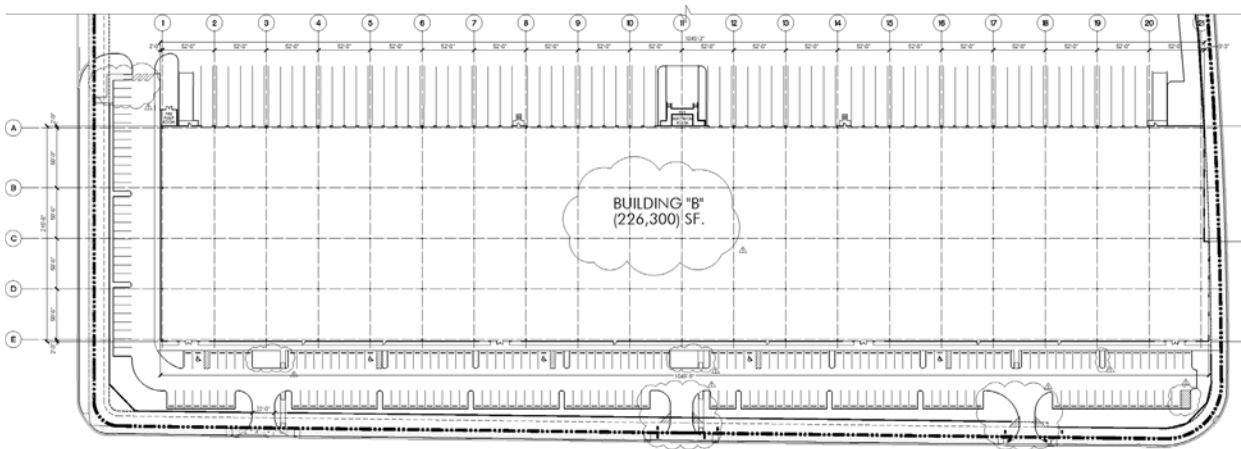


# BUILDING PLANS

## BUILDING A | ±221,200 SF



## BUILDING B | ±226,300 SF



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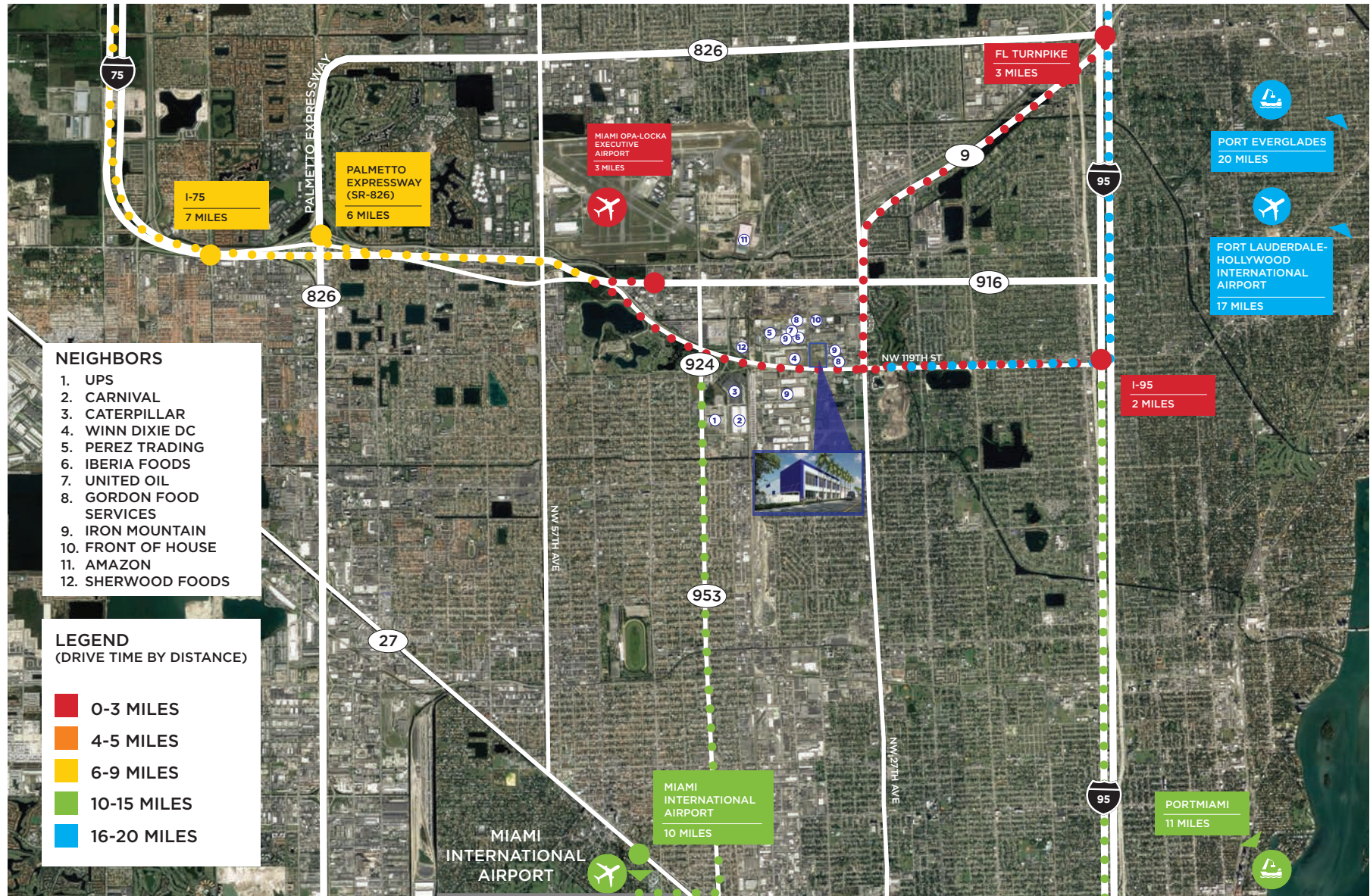


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# LOCATION AERIAL



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