

# BRIDGE POINT PALMETTO LAKES

16175 NW 49th Avenue | Miami Lakes, FL 33014

# MIAMI BRIDGE



## BRIDGE POINT PALMETTO LAKES SUMMARY

This One-of-a-Kind freestanding, fully air-conditioned manufacturing facility offers a rare combination of function and flexibility. Situated within a secured, campus style business park, the property features up to ±23,680 square feet of newly renovated executive and administrative offices, ideal for a corporate headquarters or operational hub. With 6,000 amps of heavy power, ±22'–±30' clear heights, and a concrete Twin-T roof, the building is built to support demanding industrial uses. Additional highlights include dock-high and drive-in loading, two backup generators, and ample parking with extra outdoor storage or trailer staging space available—making it a turnkey solution for the most discerning user.

## AVAILABLE SPACE

**±95,941 SF**

## LAND SIZE

**4.18 Acres**

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# PROPERTY HIGHLIGHTS

# MIAMI BRIDGE



## PROPERTY HIGHLIGHTS

- **±95,941 SF**
  - Office Space: ±23,680 SF (on 2 floors)
  - Warehouse Space: ±72,261 SF
- ±22' and ±30' Warehouse Clear Height
- 3 Dock High Doors (more can be added) | 3 Street Level Doors
- Fully Air-Conditioned Warehouse Serviced by Two Chillers
- Fenced and Secured Site with Guard House and Automatic Rolling Gate
- ±150 Marked Parking Spaces
- Heavy power: 6,000 amps, 277/480v, 3-phase
- 2 Back Up Generators
- Twin- T Roof
- Additional parking or trailer storage space available on-site
- Centrally located in North Miami-Dade County with a strong Labor Force nearby
- Easy access to SR-826 (Palmetto Expressway), I-75, I-95 and the Florida Turnpike

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# AERIAL PHOTOS

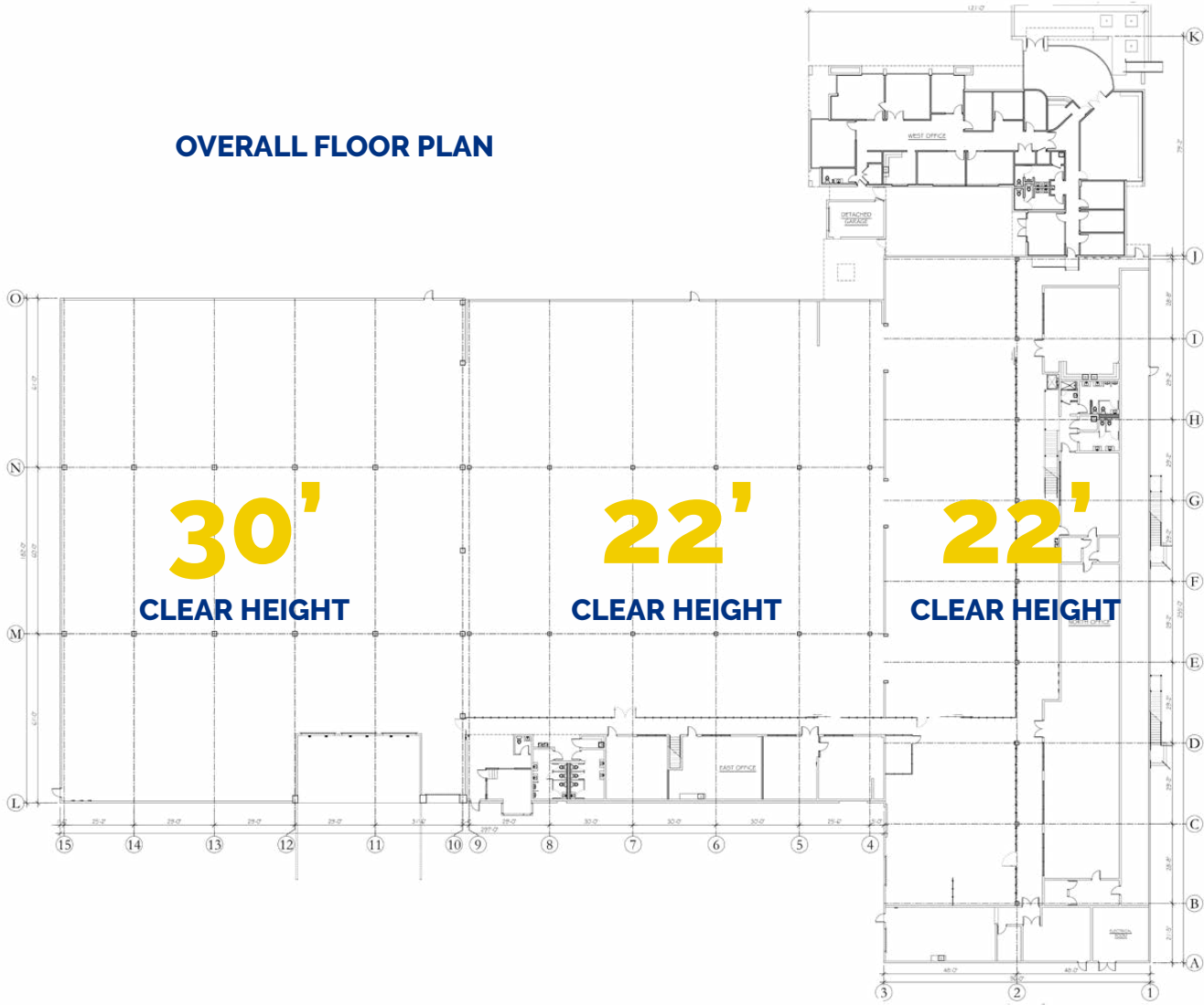
# BRIDGE



# FLOOR PLAN

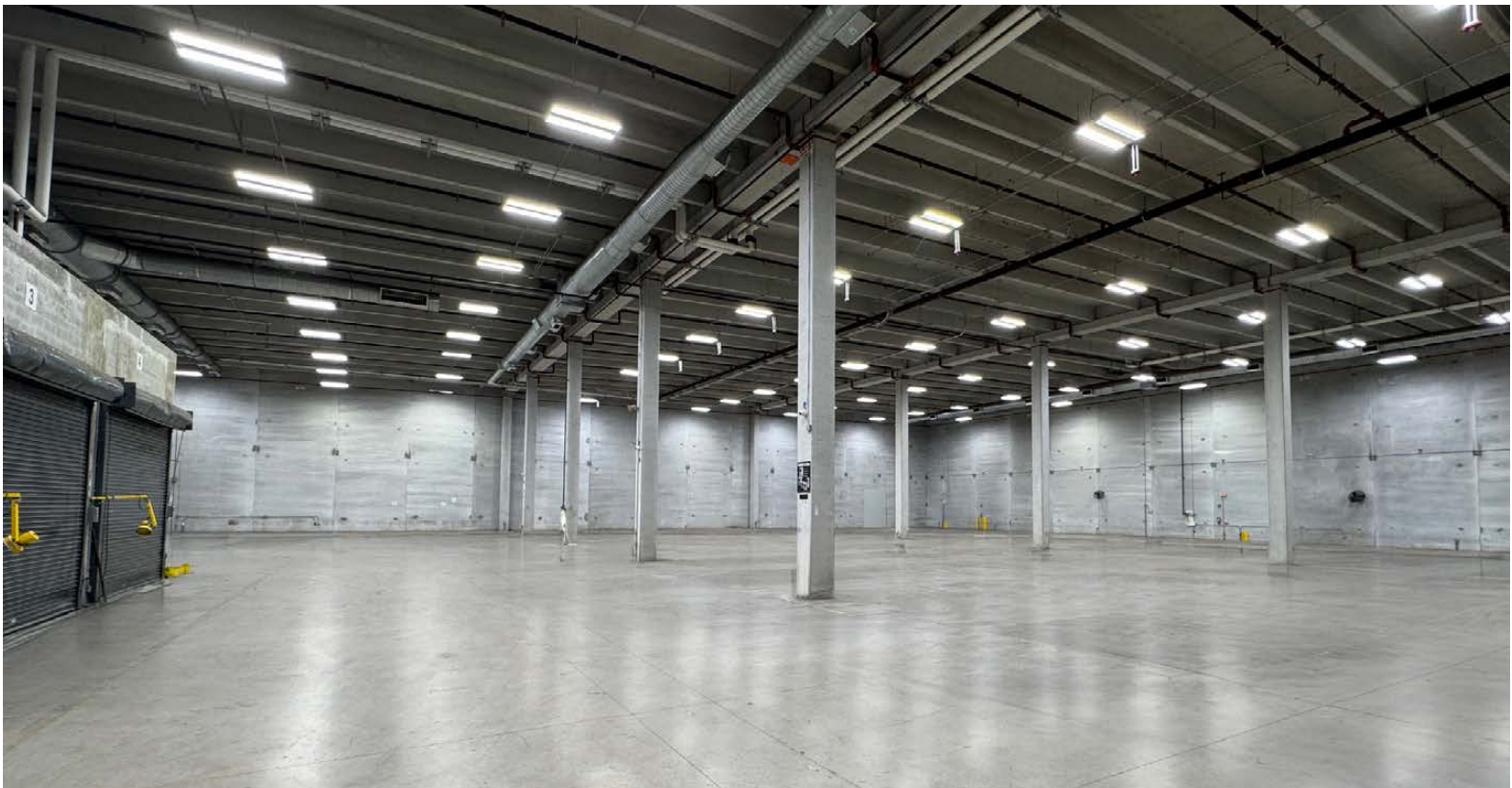
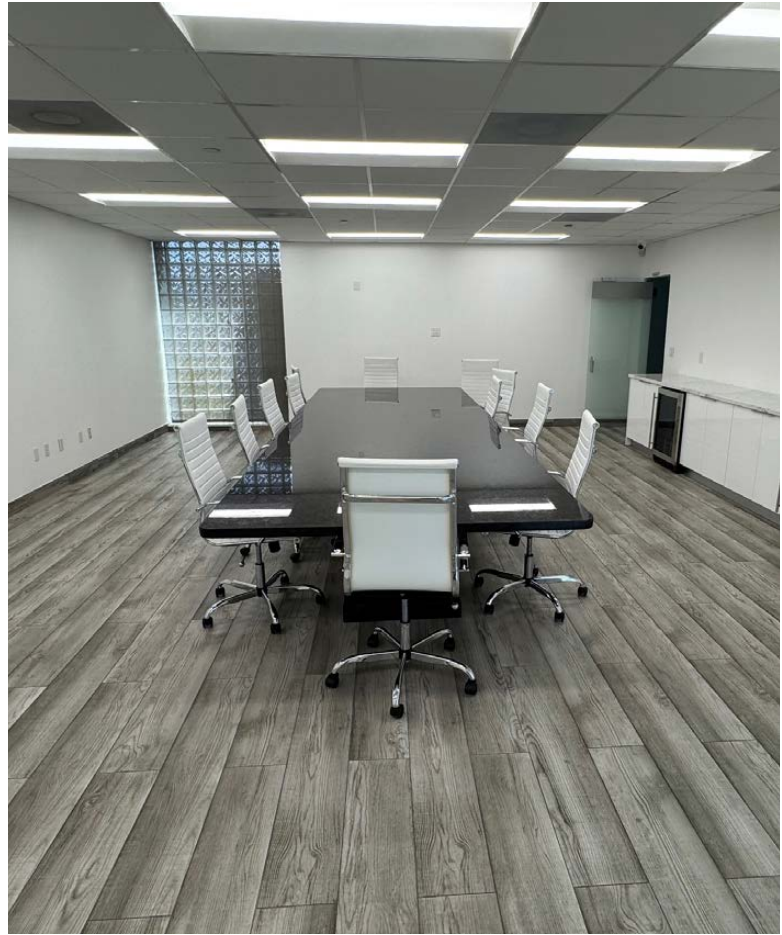
# BRIDGE

## OVERALL FLOOR PLAN



# INTERIOR PHOTOS

# BRIDGE



# TRANSPORTATION

# TRIRAIL BRIDGE

TO TRIRAIL STATION

**±8 min drive**

TO PORT OF MIAMI

**±29 min drive**

TO FL TURNPIKE

**±11 min drive**

TO I-95

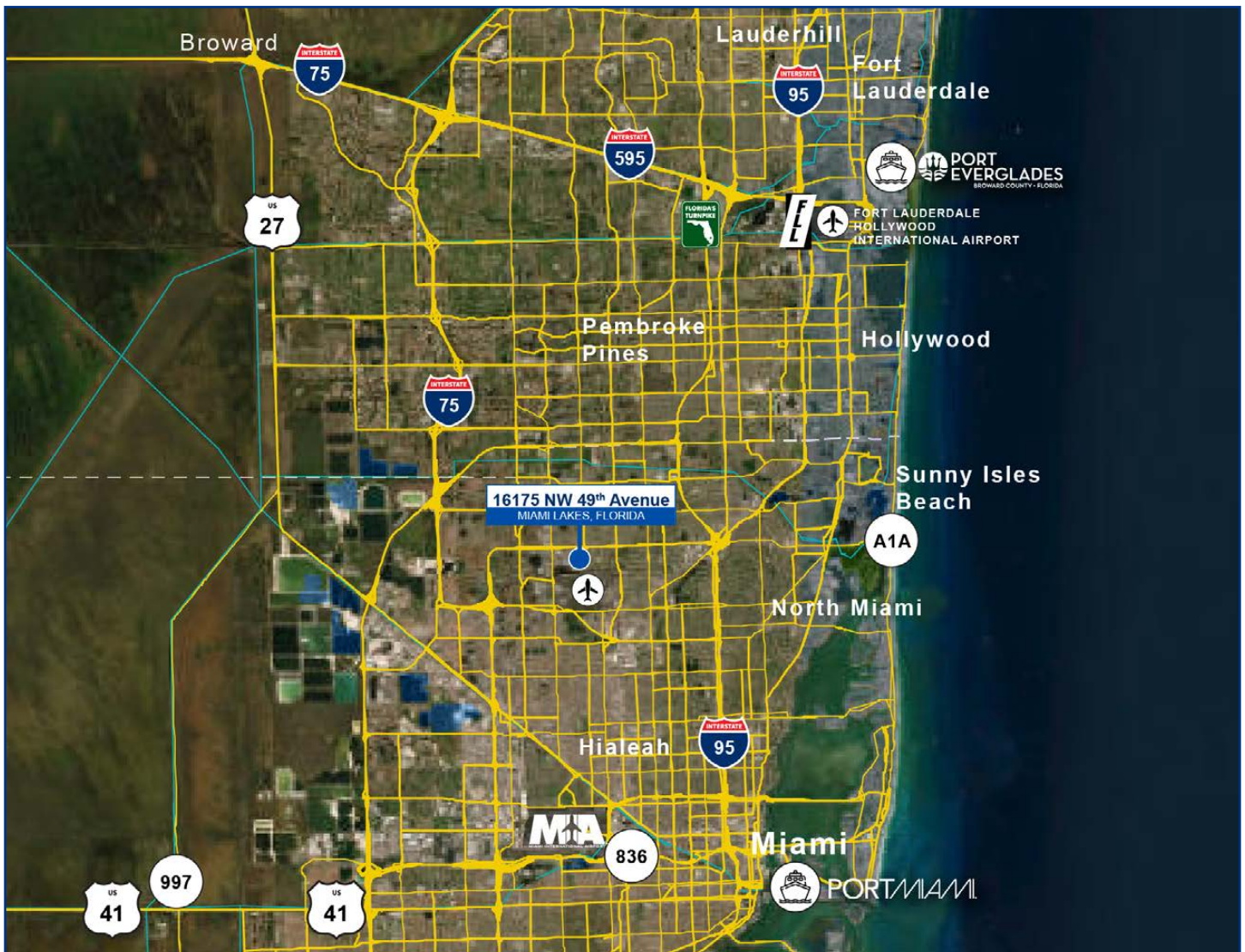
**±10 min drive**

TO MIAMI INTERNATIONAL AIRPORT

**±25 min drive**

TO FT. LAUDERDALE AIRPORT

**±27 min drive**



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Bridge Industrial, a privately-owned, vertically integrated real estate operating company and investment manager transforms complex real estate opportunities into irreplaceable industrial assets.

Bridge Industrial acquires and develops sites where it can leverage its expertise in complex transactions, skilled site development, creative property solutions, and successful leasing. The firm seeks opportunities to acquire and develop Class A logistics real estate, in the supply-constrained core markets of Chicago, Miami, New Jersey, New York, Los Angeles, San Francisco, Seattle, UK, and Europe. Since its inception in 2000, Bridge has successfully acquired and developed close to 74 million square feet of logistics facilities.



73M+ SF *ACQUIRED & DEVELOPED*  
*SINCE 2000*

#### OUR COMMITMENT TO SUSTAINABILITY

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



For further information please contact the below agents:



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