

11690 Northwest 105th Street
Miami, Florida 33178

Leased by:



Miami Station Building 1



AVAILABLE NOW

New Construction

128,805 SF

Available Space

42,658 SF

Minimum Divisible

KURVINDUSTRIAL.COM

Building Specs

BUILDING 1
128,805 SF

DIVISIBLE TO
42,658 SF

CLEAR HEIGHT
36'

BUILDING DEPTH
198'

EXTERIOR DOCKS
40

DRIVE-IN DOORS
2

LOADING
Rear

TRUCK COURT
180' (shared)

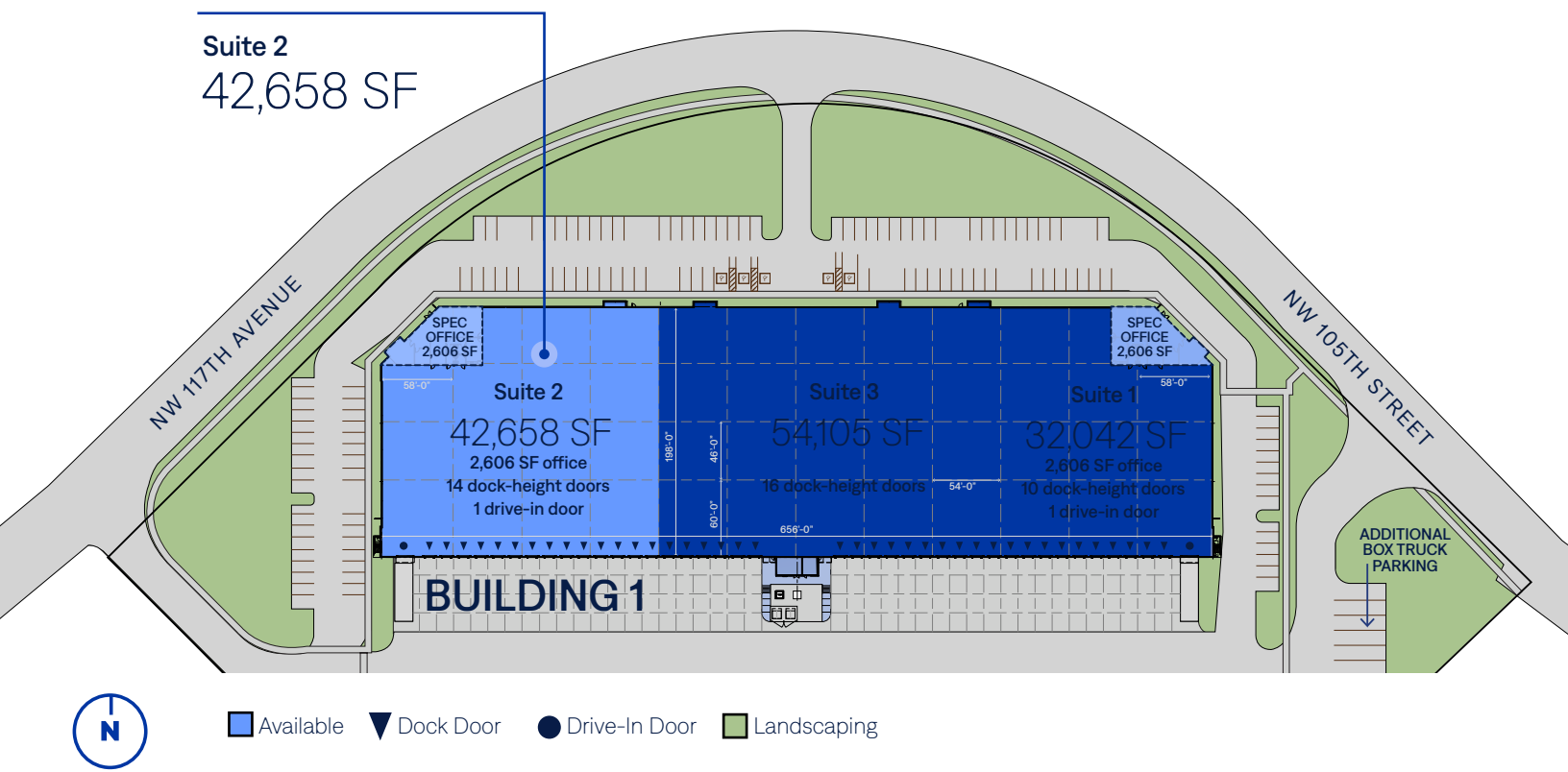
SPEC OFFICE
2,606 SF

LEED
Gold Certification

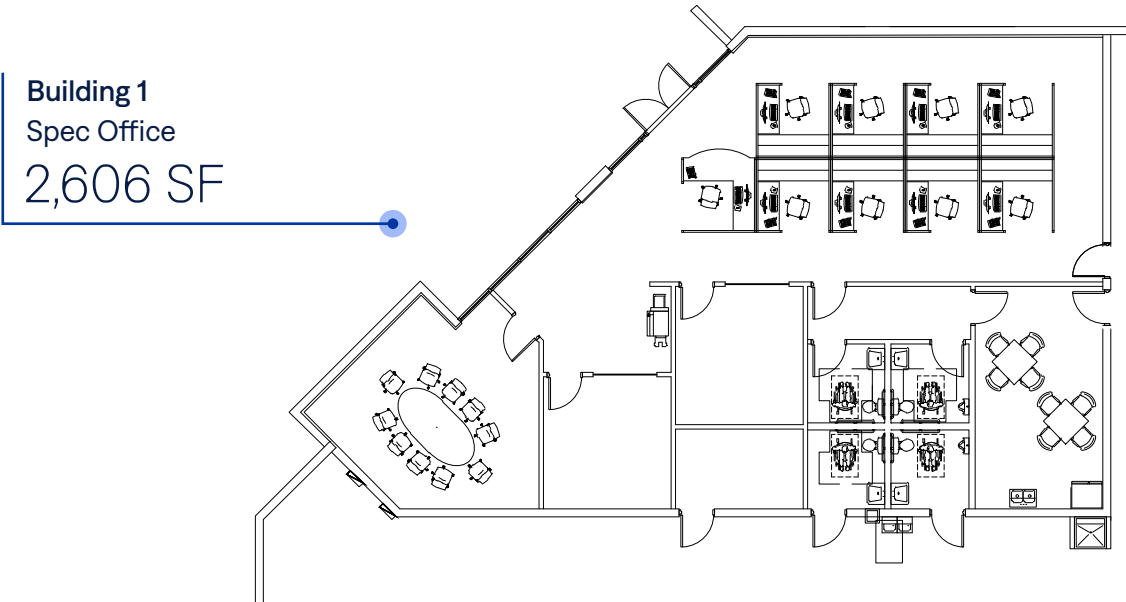
PARKING
142



Site Plan



Office Floor Plan



SR 27

2

FLORIDA'S
TURNPIKE



FLORIDA'S TURNPIKE



Highway visibility.
Exposure to over 130,000
vehicles per day
(source: AADT 2025)

N

OKEECHOOBEE ROAD

A collection of logos for various logistics and shipping companies, arranged in a grid. The logos include: a police-style star with 'FLORIDA' and 'SHERIFF' text; Winco with 'ONE SOURCE' and 'Goodwill Support'; Verizon; Blue Water Shipping; EMO TRANS with 'Customized Global Logistics'; TVH with a truck icon; ESSENDANT; MEDLINE; ROWLAND with 'ESTABLISHED 1964'; J.D. BROKERS & FORWARDING CO.; UNICO FREIGHTWAYS; DUTY FREE DFA AMERICAS; a stylized 'A' logo; Carrier; MADELI with 'FUNCTIONAL ELEGANCE'; SENATOR INTERNATIONAL with 'A Maersk Company'; and Venture Logistics.

COURTYARD[®]
BY MARRIOTT

NW 107TH ST

NW 105th



A collection of logos for various retail and healthcare companies, arranged in a grid. The logos include: Allianz; UHealth with 'UNIVERSITY OF MIAMI HEALTH SYSTEM'; SUBWAY; BrightStarCare; CanoHealth; CVS; HHAexchange; JGR CONSTRUCTION; and GAINSCO Auto Insurance.

NW 117TH AVE



Strategic Logistics Location

Centrally located, Kurv Miami Station boasts immediate access to the Florida's Turnpike, Palmetto Expressway and State Road 27.

Florida's
Turnpike
Access Ramp

Miles - 1
Minutes - 3

Florida's
Turnpike and
I-95 Interchange

Miles - 7.3
Minutes - 9

Miami
International
Airport

Miles - 16
Minutes - 24

Fort Lauderdale
International
Airport

Miles - 30
Minutes - 35

Port of
Miami

Miles - 18
Minutes - 30

Port
Everglades

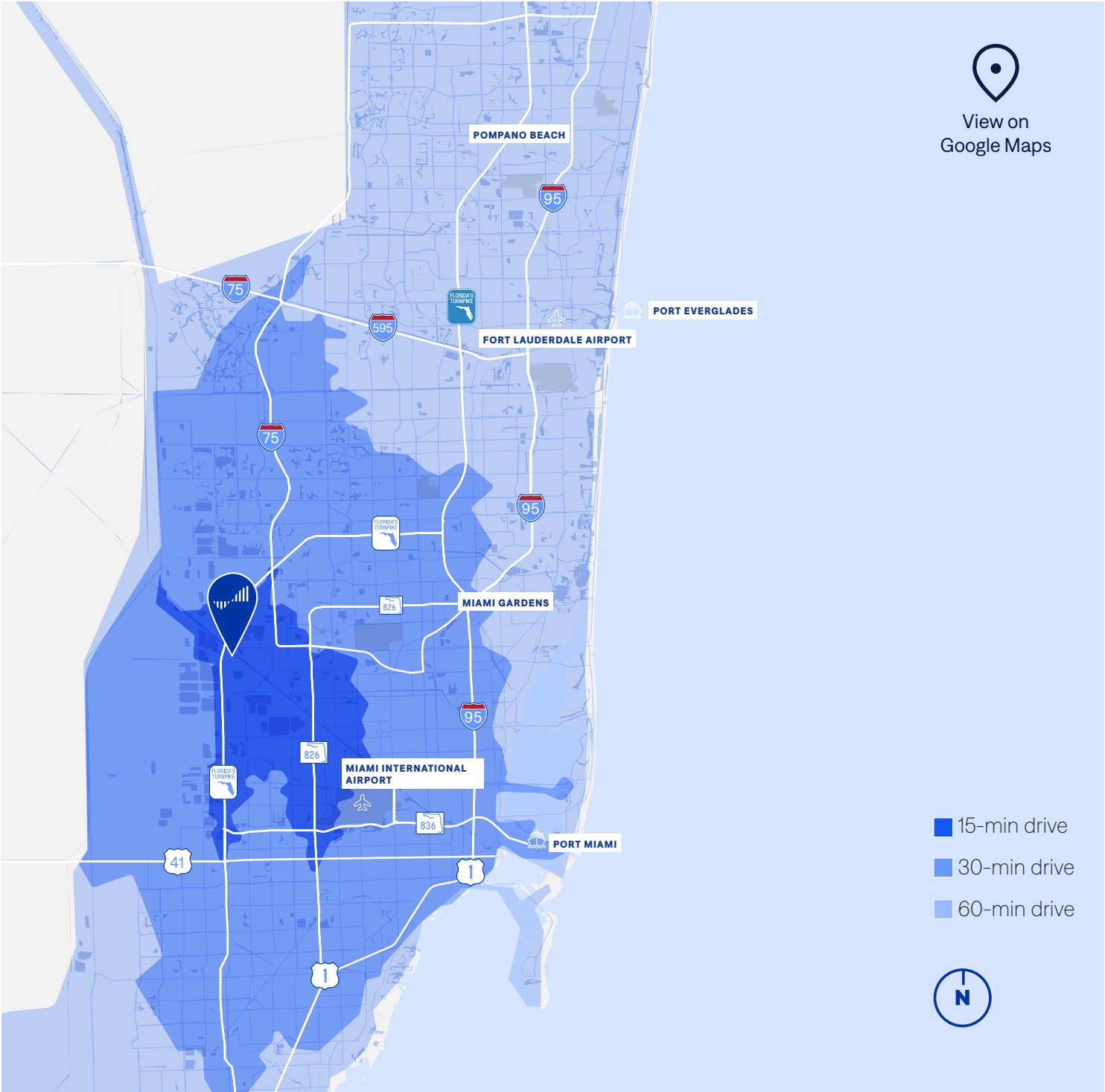
Miles - 32
Minutes - 36



+2 Million

Qualified Employees Within A 60-Minute Drive

Brilliantly Positioned for Regional Reach



Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle



76M+ SF

Acquired & Developed
since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

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.



TERMS

Available on a new lease direct from the landlord.

LEASING INFORMATION

Please contact listing agents below.



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