

CBRE

BRIDGE

BRIDGE POINT COMMERCE CENTER

Phase I | 21201 NW 43rd Avenue | Miami Gardens, FL 33055



179,634 SF TOTAL AVAILABLE
CLASS A+ INDUSTRIAL NEW CONSTRUCTION

AVAILABLE FOR IMMEDIATE OCCUPANCY

IMMEDIATELY AVAILABLE

BRIDGEINDUSTRIAL.COM/BRIDGEPOINTCOMMERCECENTERPHASE1/

FULL AVAILABLE SPACE

BUILDING B

179,634 SF

Available SF:	179,634 SF
Clear height:	36'
Exterior docks:	45
Drive-in doors:	2
Bay Size:	50' x 54'
Speed Bay Size:	60'
Car parking:	234
Trailer drops:	23
Spec office:	3,350 SF

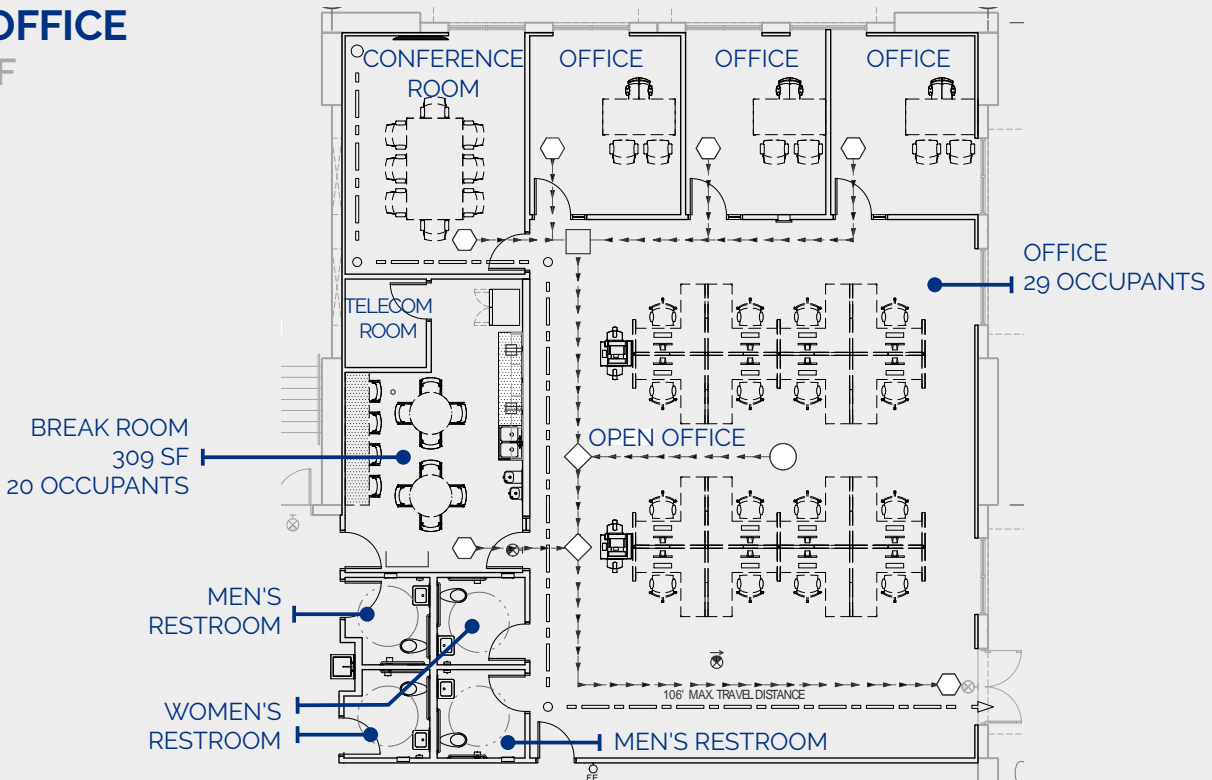
ADDITIONAL HIGHLIGHTS

- Frontage and signage on Florida Turnpike
- Turnpike Visibility (155,310 vehicle traffic per day)
- Campus Environment
- T-5 Lighting with motion sensors
- Clerestory windows in warehouse
- On-Site Trailer Parking

PHASE I - BUILDING B



BUILDING B SPEC OFFICE 3,350 SF

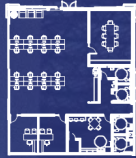


DIVISIBLE INTO TWO

SPACE A



23 DOCKS / 1 RAMP
LOADING



3,350
OFFICE SF



117
CAR PARKING

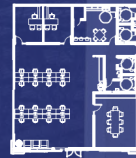


23
TRAILER PARKING

SPACE B



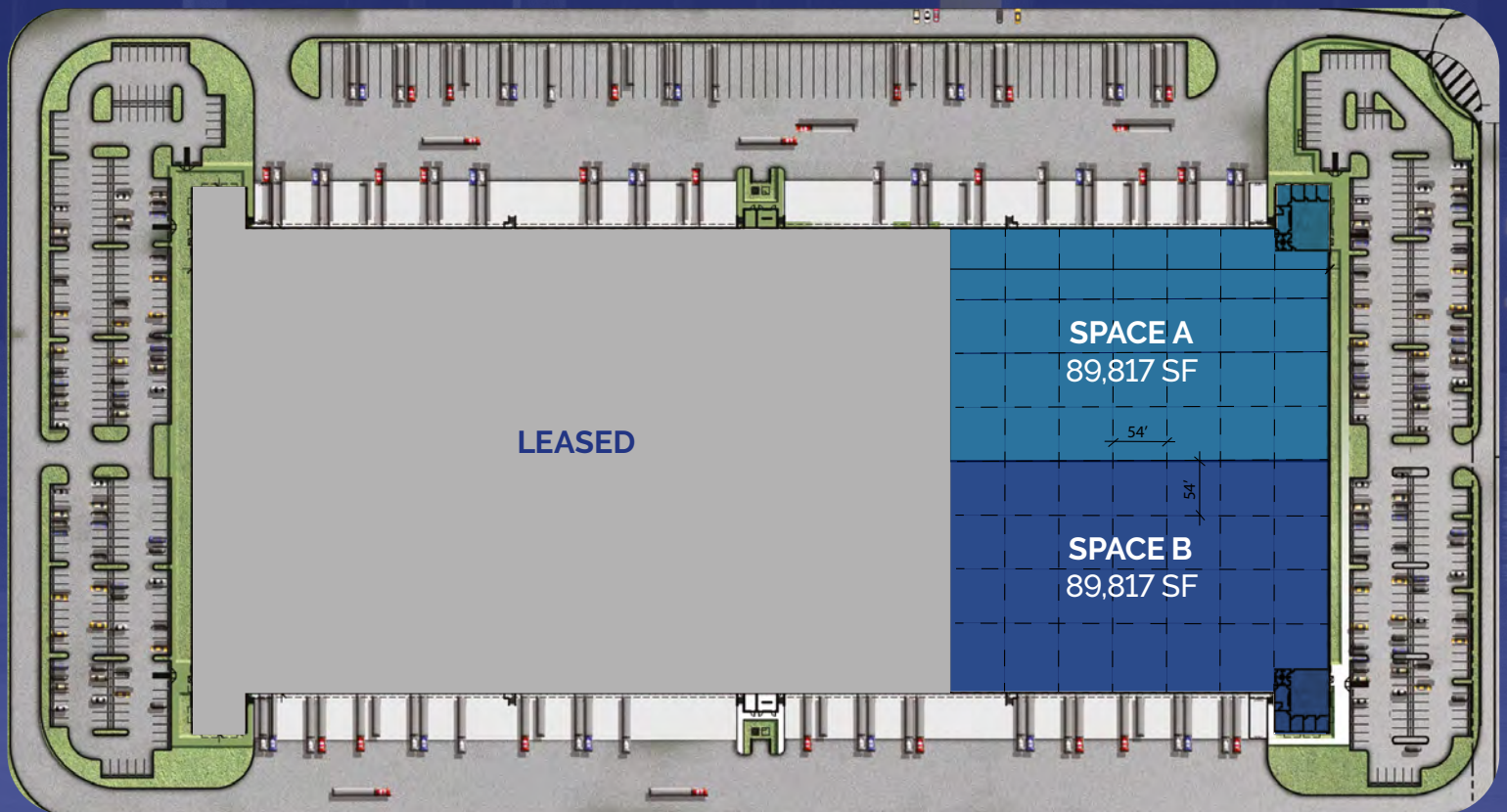
22 DOCKS / 1 RAMP
LOADING



3,350 (TO BE BUILT)
OFFICE SF



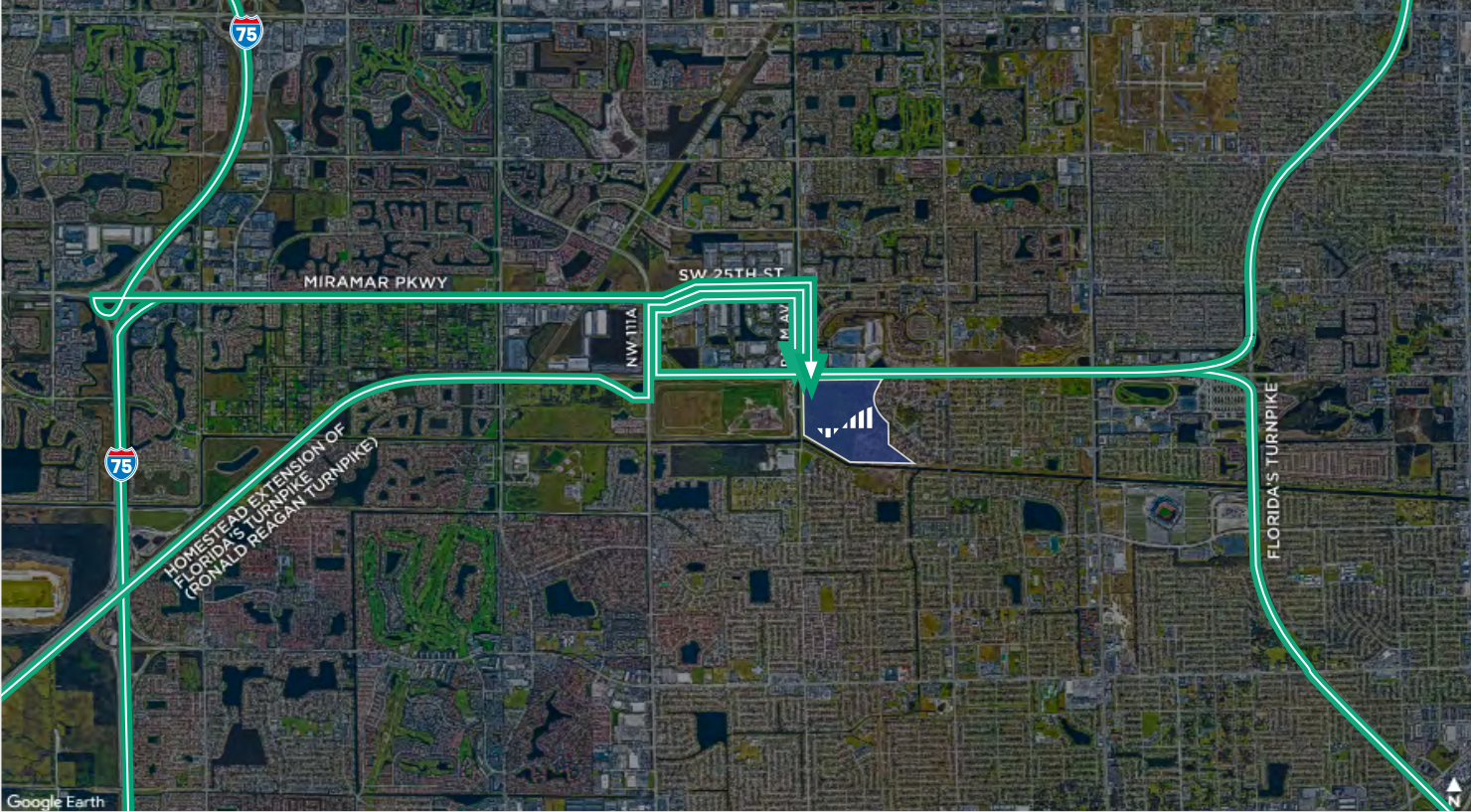
117
CAR PARKING



IMMEDIATE AVAILABILITY



ACCESS AERIAL



CENTRALLY LOCATED OFF FLORIDA'S TURNPIKE

Centrally located, Bridge Point Commerce Center is equidistant from Miami International Airport and Fort Lauderdale-Hollywood International Airport and offers immediate access to all points in South Florida via the Florida Turnpike and I-75.

Florida's Turnpike ramp
2 miles 5 min

Fort Lauderdale International Airport
16.8 miles 25 min

Florida's Turnpike and I-95 Interchange
4.4 miles 12 min

Port of Miami
18 miles 36 min

Miami International Airport
15 miles 28 min

Port Everglades
18 miles 28 min



+2 MIL

qualified employees within a 60-minute drive

73M+ SF ACQUIRED & DEVELOPED
SINCE 2000

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.

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:

CBRE

David Albert, P.A.
david.albert@cbre.com
305-381-6474

Tom O'Loughlin
tom.oloughlin@cbre.com
954-356-0468

BRIDGEINDUSTRIAL.COM/BRIDGEPOINTCOMMERCECENTERPHASE1