

11690 Northwest 105th Street
Miami, Florida 33178

Leased by:



Miami Station Building 1



AVAILABLE NOW

New Construction

128,805 SF

Available Space

32,042 SF

Minimum Divisible

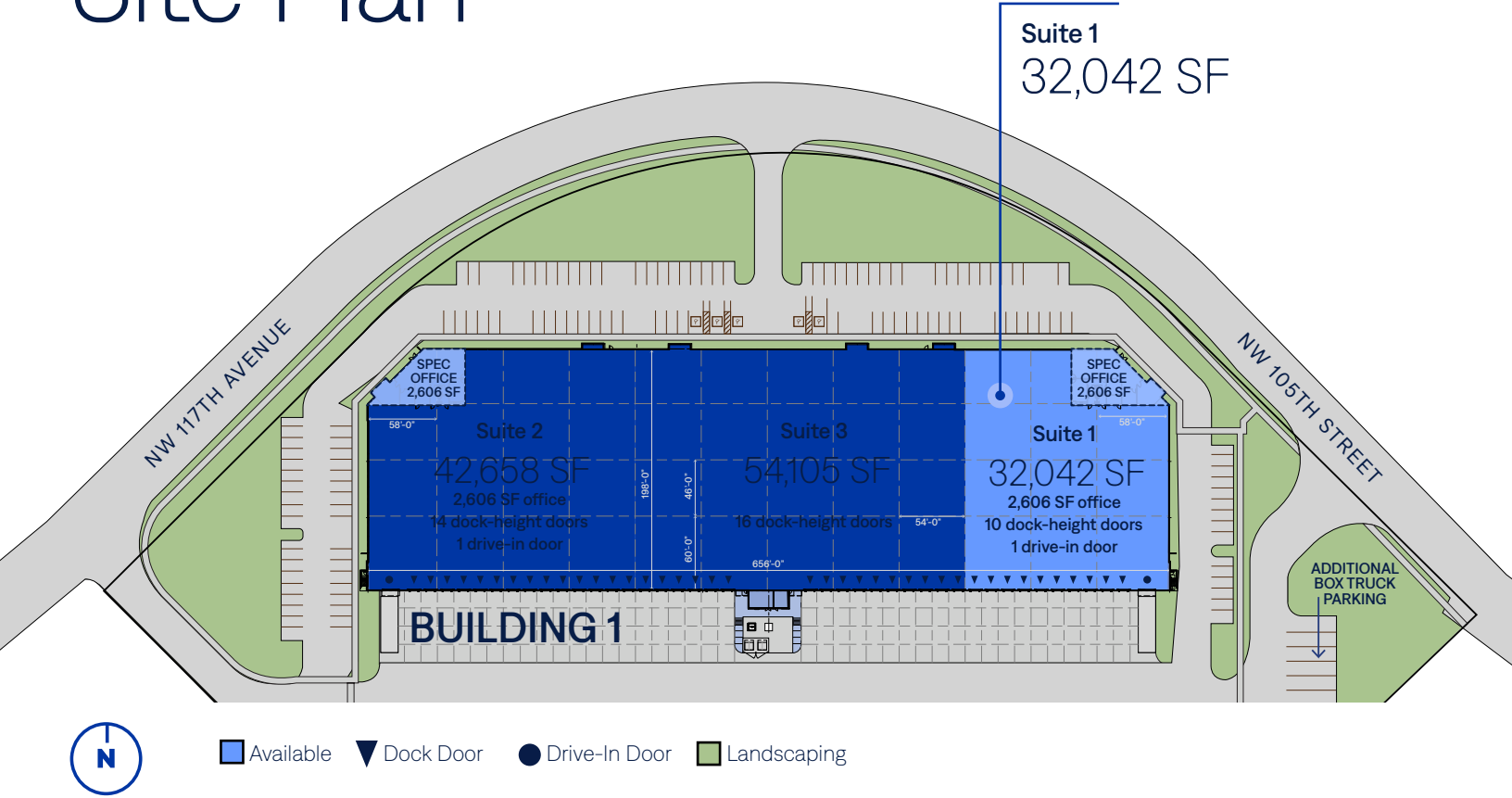
KURVINDUSTRIAL.COM

Building Specs

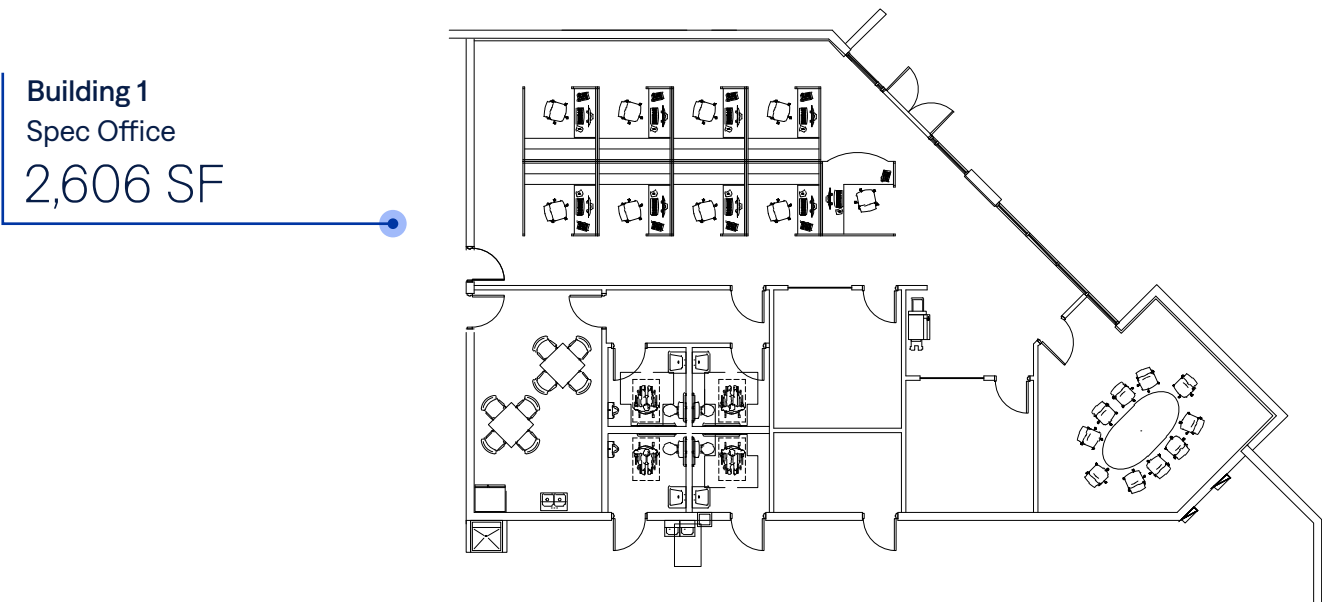
BUILDING 1	EXTERIOR DOCKS	SPEC OFFICE
128,805 SF	40	2,606 SF
DIVISIBLE TO	DRIVE-IN DOORS	LEED
32,042 SF	2	Gold Certification
CLEAR HEIGHT	LOADING	PARKING
36'	Rear	142
BUILDING DEPTH	TRUCK COURT	
198'	180' (shared)	



Site Plan



Office Floor Plan



SR 27

2



FLORIDA'S TURNPIKE



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



OKEECHOOBEE ROAD



COURTYARD[®]
BY MARRIOTT

NW 107TH ST

NW 105th



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

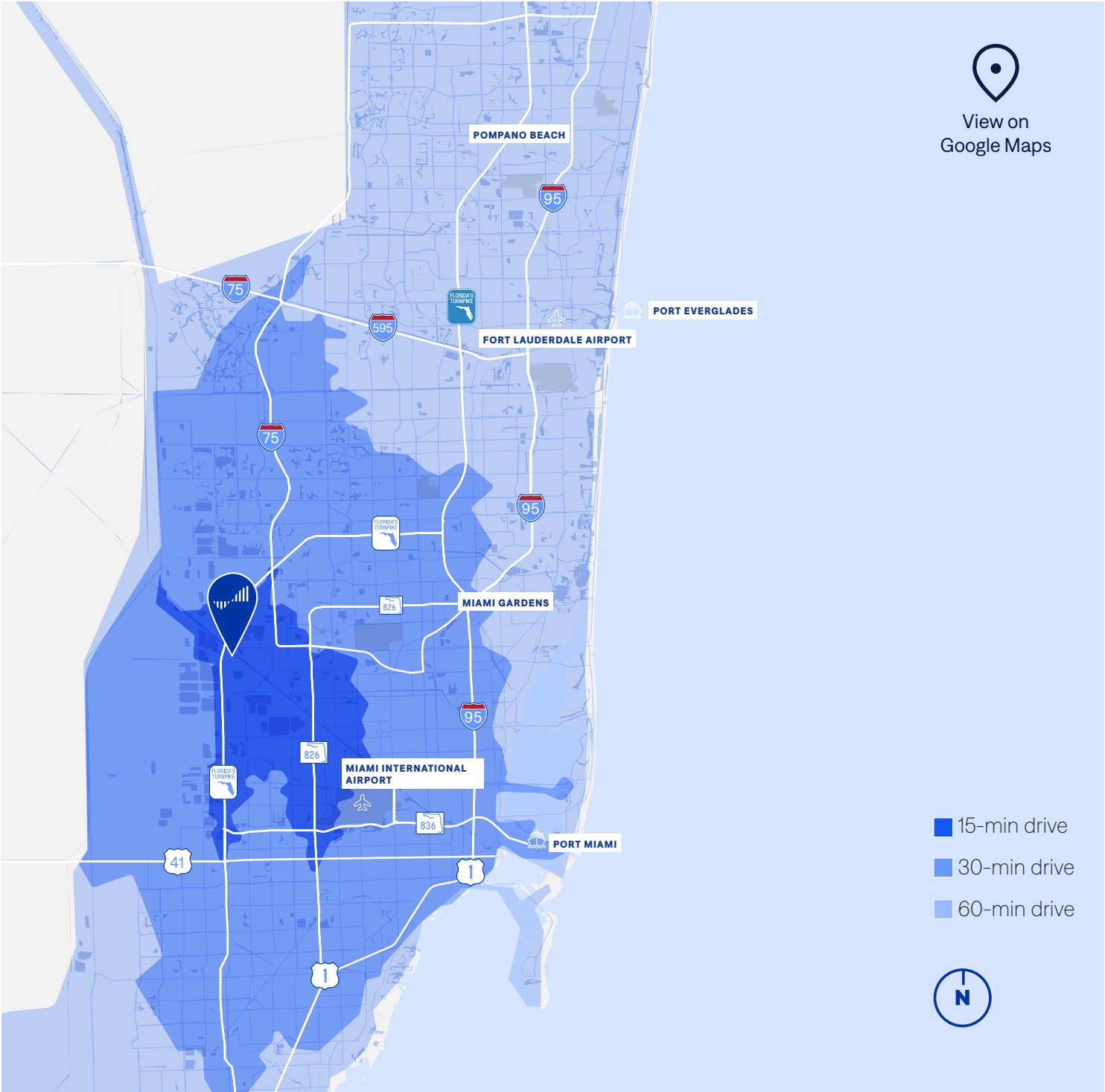
Miles - 32
Minutes - 36



+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.



JJ Mejia Holguin
jmejia@kurvindustrial.com
+1 312 683 7230



Brian Smith
smith.brian@jll.com
+1 305 960 8403

Audley Bosch
audley.bosch@jll.com
+1 305 960 8404

Matt Maciag
matt.maciag@jll.com
+1 305 960 8409

Ana Rivera
ana.rivera@jll.com
+1 305 960 8427

For the joint agents and the vendors or lessors of this property whose agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of the joint agents has any authority to make or give any representation or warranty whatever in relation to this property. October 2024. designed & produced by cormackadvertising.com