



NW 12th Street and NW 137th Avenue
Miami, FL 33182 USA

200,000 SF to
650,000 SF
Build-to-Suit
opportunity

Delivery 2027

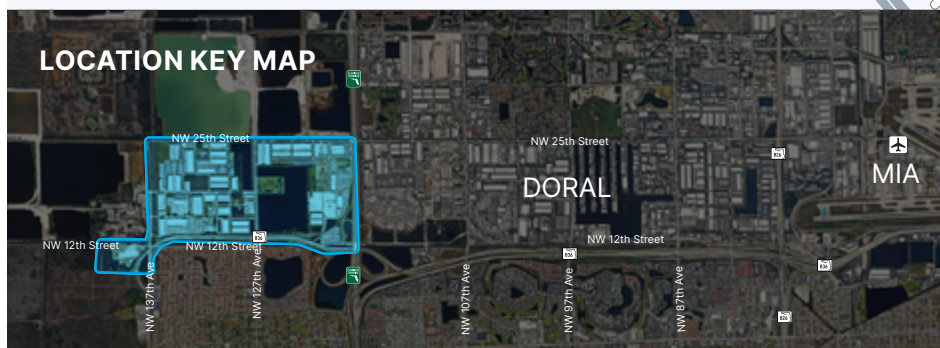
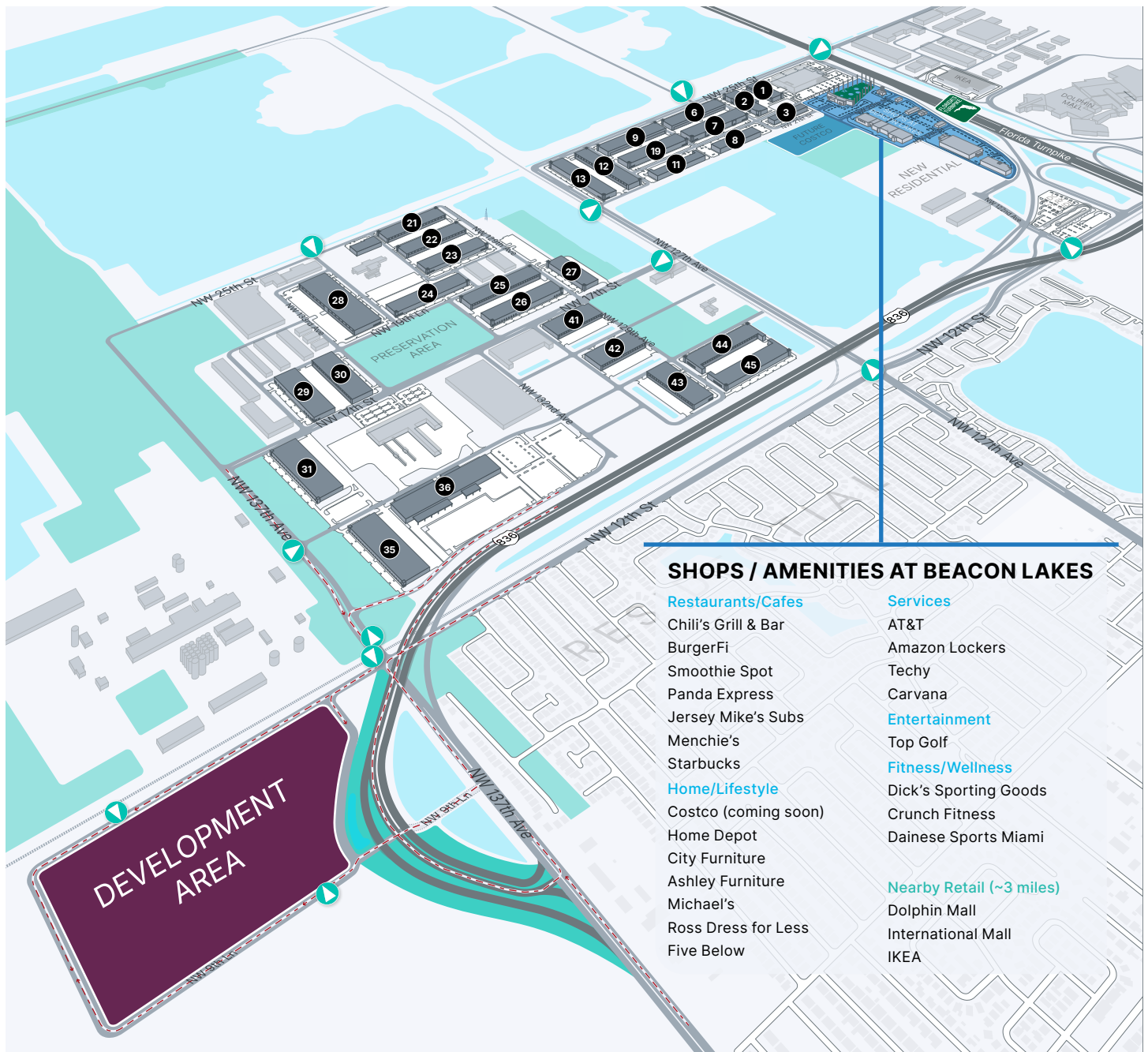
Expand beyond ordinary.

Discover new possibilities at Prologis Beacon Lakes. With 27 buildings and more than 5.5 million square feet of space, the park supports your expansion plans.

Local management combined with global expertise ensures consistency and excellence at every stage of your business.

Master Site Plan

Beacon Lakes



LEGEND

- Build-to-Suit Area
- Ingress to Build-to-Suit
- Existing Beacon Lakes Buildings
- Beacon Lakes Ingress/Egress
- Non-Prologis Beacon Lakes Tenants
- Shops / Amenities at Beacon Lakes



Conceptual Building Spec Plan

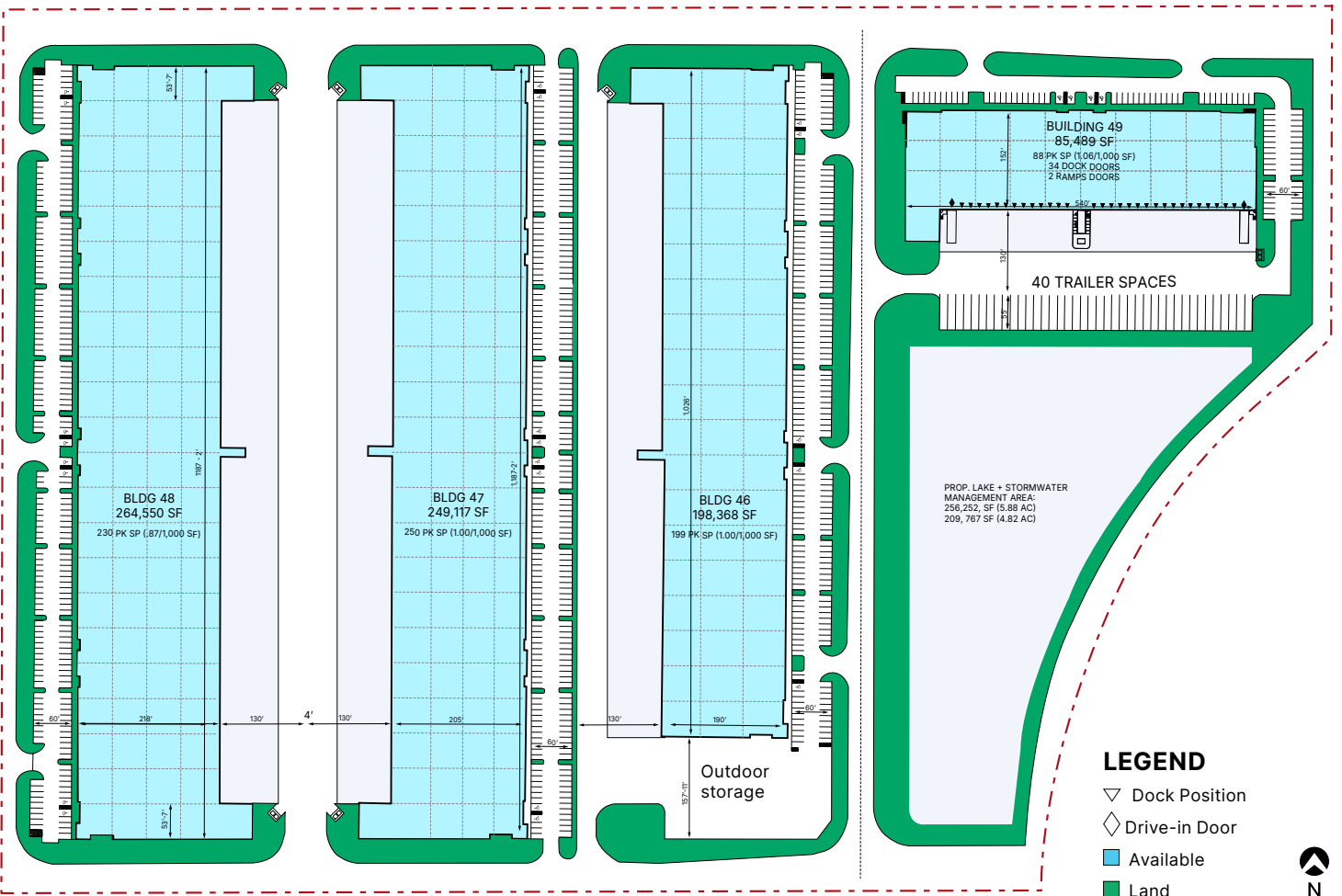
85,000 SF to 265,000 SF

55 Acres – Multiple Development Options.

A well-positioned, 55-acre site supporting a range of industrial and logistics uses.

The four-building site plan offers flexible configurations with dedicated truck courts for each building. Phase I (Buildings 47 and 48) delivers in 2027 with built-to-suit modifications available for dock layouts, office space, and tenant-specific requirements.

Square footage and design can be tailored for manufacturing, distribution, or mixed-use industrial purposes, giving flexibility to meet project needs.



Barbara Mantecon
bmantecon@prologis.com
+1 954 316 1777

Alex Vargas Vila
avargas@prologis.com
+1 305 599 6228



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

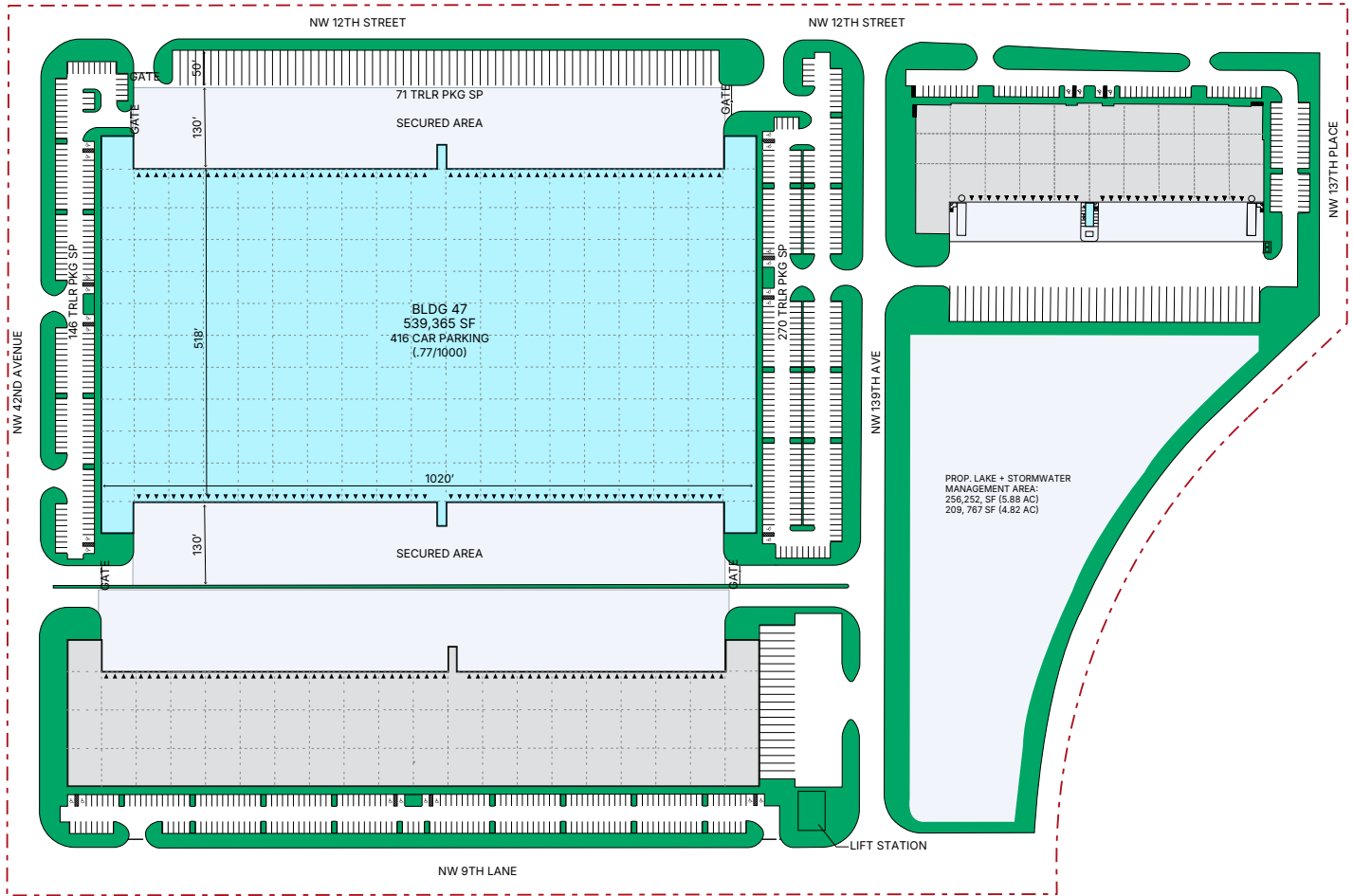
Audley Bosch
audley.bosch@jll.com
+1 305 960 8404

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

Conceptual Build-to-Suit Plan

±500,000 SF

Alternate layout shown for reference



LEGEND

- ▽ Dock Position
- ◇ Drive-in Door
- Available
- Land



Barbara Mantecon
 bmantecon@prologis.com
 +1 954 316 1777

Alex Vargas Vila
 avargas@prologis.com
 +1 305 599 6228



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

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

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