

11670-11690 Northwest 105th Street
Miami, Florida 33178

Leased by:



Miami Station Medley



AVAILABLE NOW

New Construction

336,448 SF

Available Space

32,042 SF

Minimum Divisible

KURVINDUSTRIAL.COM

Building Specs

BUILDING 1

128,805 SF

DIVISIBLE TO

32,042 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

BUILDING 2

197,643 SF

DIVISIBLE TO

98,821 SF

CLEAR HEIGHT

36'

BUILDING DEPTH

280'

EXTERIOR DOCKS

44

DRIVE-IN DOORS

2

LOADING

Rear

TRUCK COURT

180' (shared)

SPEC OFFICE

2,905 SF + 653 SF whse office

LEED

Gold Certification

PARKING

198



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



Site Plan



Unit Optionality

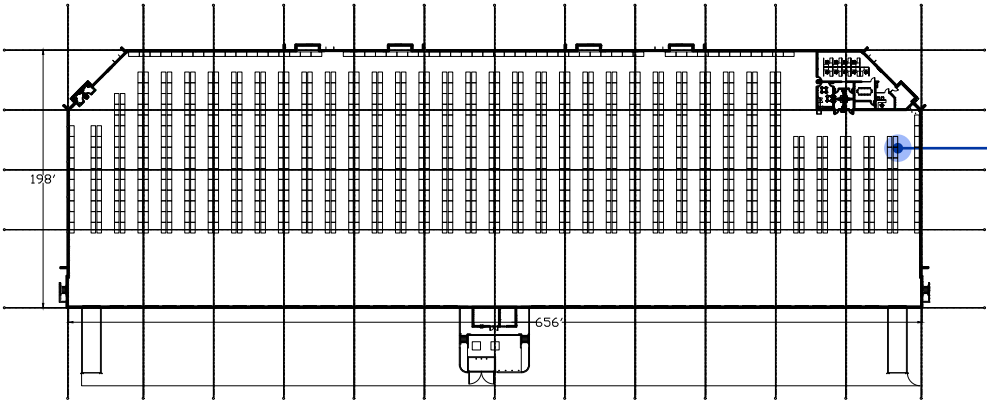
Units 1 - 4

Units 6 - 8

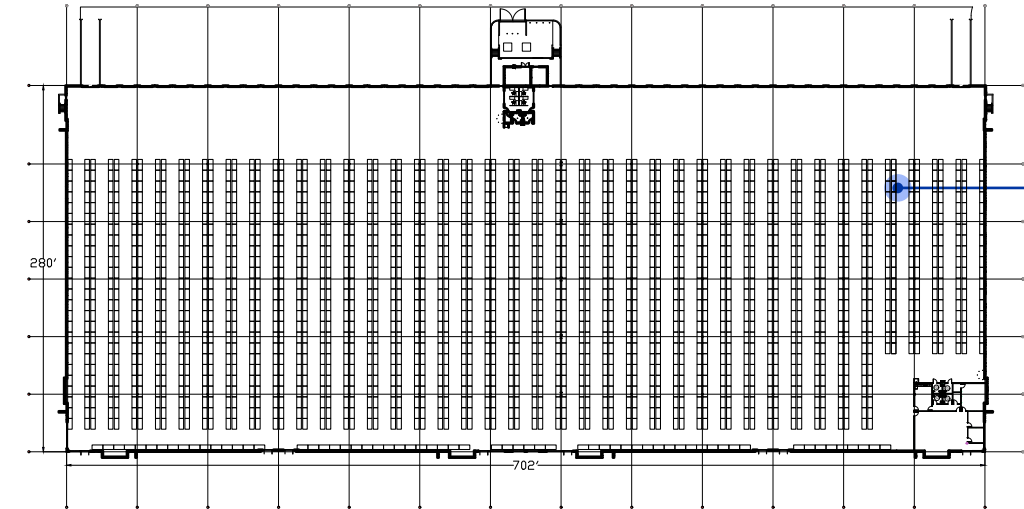
BUILDING	UNIT	WAREHOUSE SQ FT	OFFICE SQ FT	WHSE OFFICE SQ FT	TOTAL SQ FT	DOCK DOORS	DRIVE-IN DOORS	CLEAR HEIGHT	POWER AMPS	PARKING SPACES
1	Unit 1	29,436	2,606	N/A	32,042	10	1	36'	TBD	35
1	Unit 2	40,052	2,606	N/A	42,658	14	1	36'	TBD	51
1	Unit 3	TBD	TBD	Restrooms & mop sink	54,105	16	0	36'	TBD	35
1	Unit 4	63,210	2,606	Restrooms & mop sink	65,816	26	1	36'	TBD	66
1	Unit 5	123,593	5,212	Restrooms & mop sink	128,805	40	2	36'	600	142
2	Unit 6	BTS	BTS	653	60,436	14	1	36'	TBD	65
2	Unit 7	BTS	BTS	653	90,836	22	1	36'	TBD	90
2	Unit 8	BTS	BTS	653	120,936	26	1	36'	TBD	120
2	Unit 9	194,085	2,905	653	197,643	44	2	36'	600	198



Sample Racking Plan



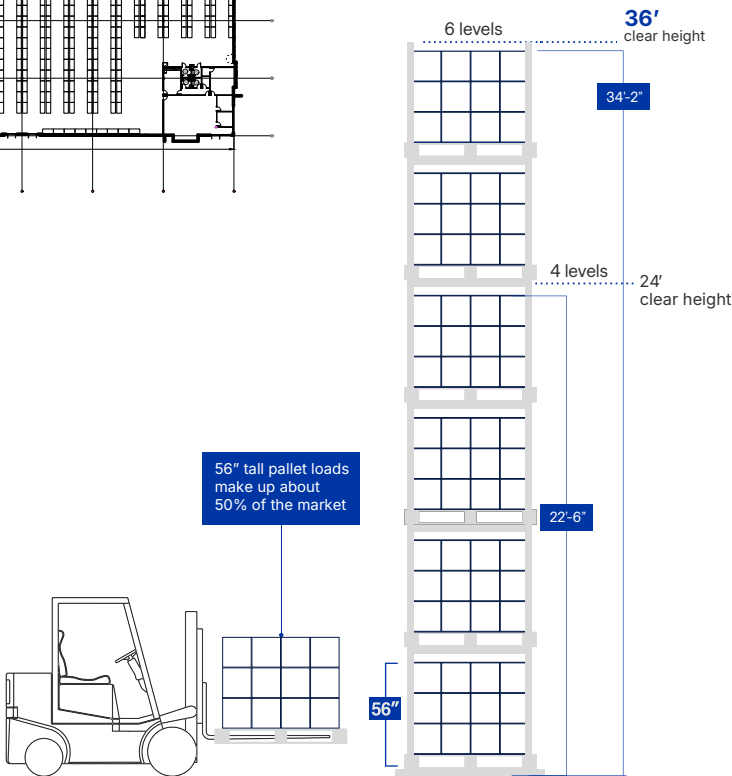
Building 1
128,805 SF, 36' Clear



Building 2
197,643 SF, 36' Clear

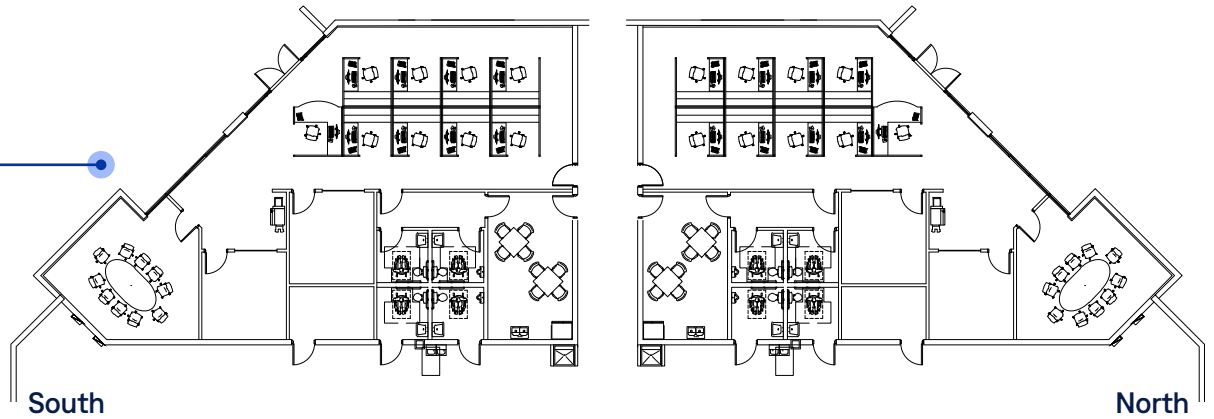
36' Clear Height

# BUILDING	PALLET HEIGHT	PALLET POSITIONS
1	56"	±12,664
2	56"	±23,600

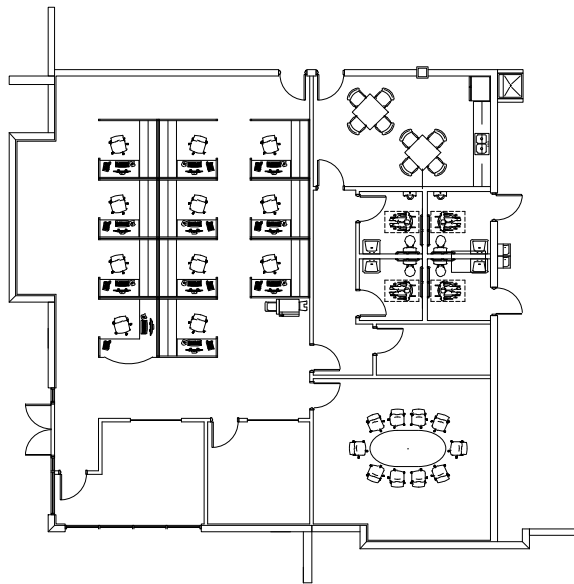


Office Floor Plans

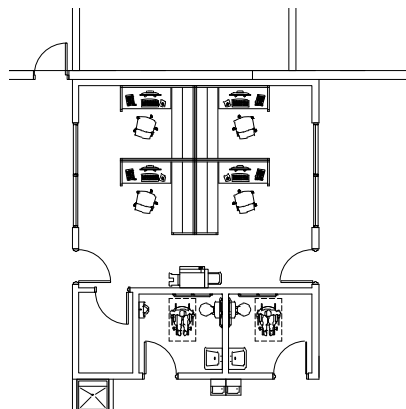
Building 1
Spec Offices
2,606 SF



Building 2
Spec Office
2,905 SF



Building 2
Shipping Office
653 SF



SR 27

2

FLORIDA'S
TURNPIKE



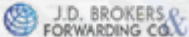
FLORIDA'S TURNPIKE



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

N

OKEECHOOBEE ROAD



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

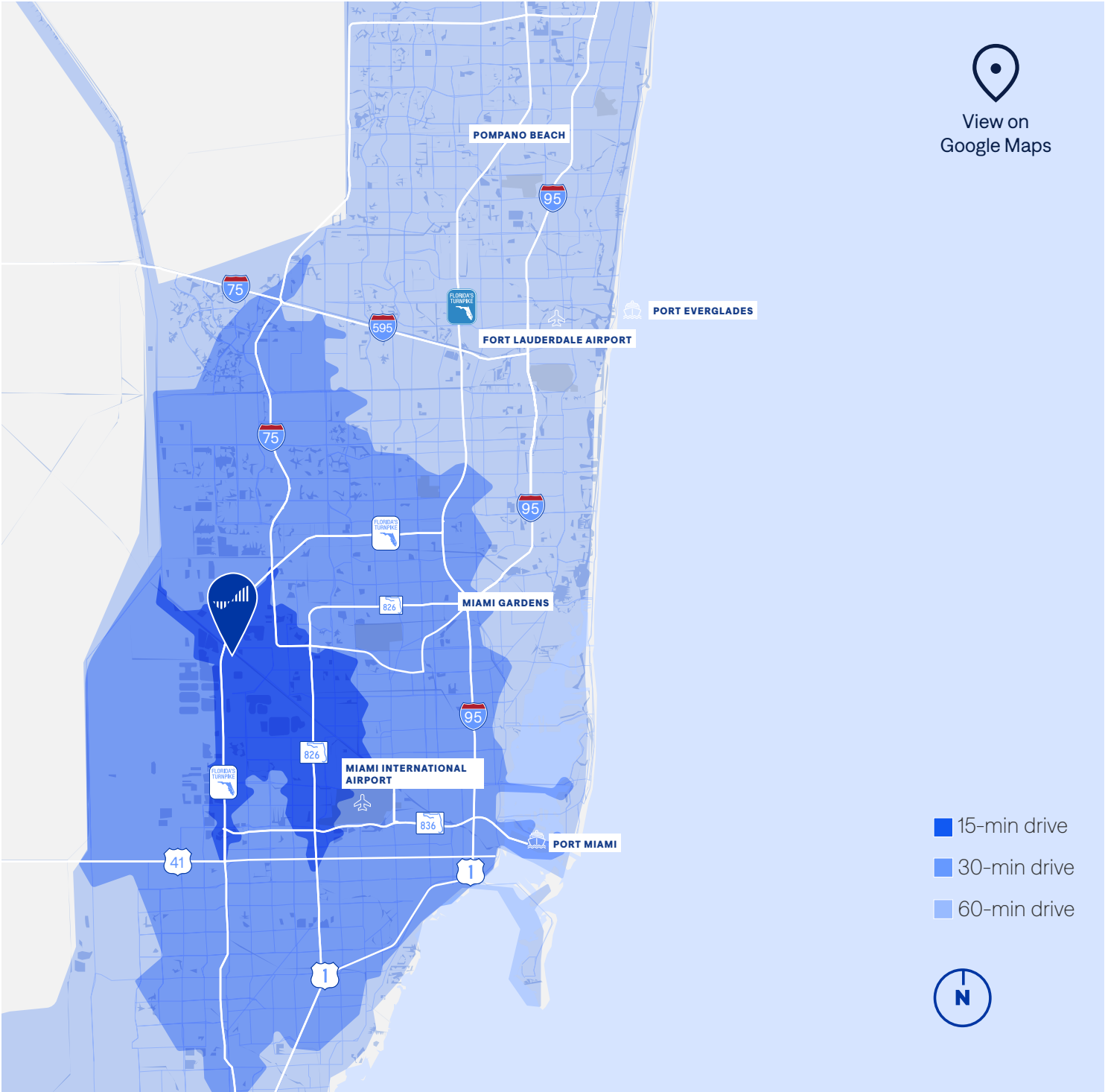
Miles - 32
Minutes - 36



+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

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