

**CBRE**

**BRIDGE**

# BRIDGE POINT COMMERCE CENTER BUILDING B

Phase II | 21301 NW 47th Avenue | Miami Gardens, FL 33056



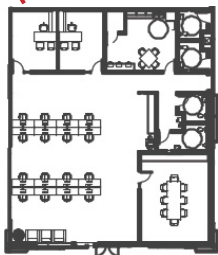
From 198,531.50 SF Up To 397,063 SF Total Available  
Class A+ Industrial New Construction

**AVAILABLE FOR IMMEDIATE OCCUPANCY**

# FULL AVAILABLE SPACE



DEDICATED  
LEFT TURN LANE  
UNDER CONSTRUCTION



TO BE BUILT



106

TRAILER PARKING



298

CAR PARKING



397,063

SF AREA

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# DIVISIBLE INTO TWO

## SPACE A



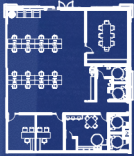
48  
TRAILER PARKING



149  
CAR PARKING



198,532  
SF AREA



3,019  
OFFICE SF

## SPACE B



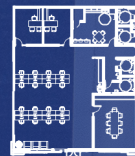
58  
TRAILER PARKING



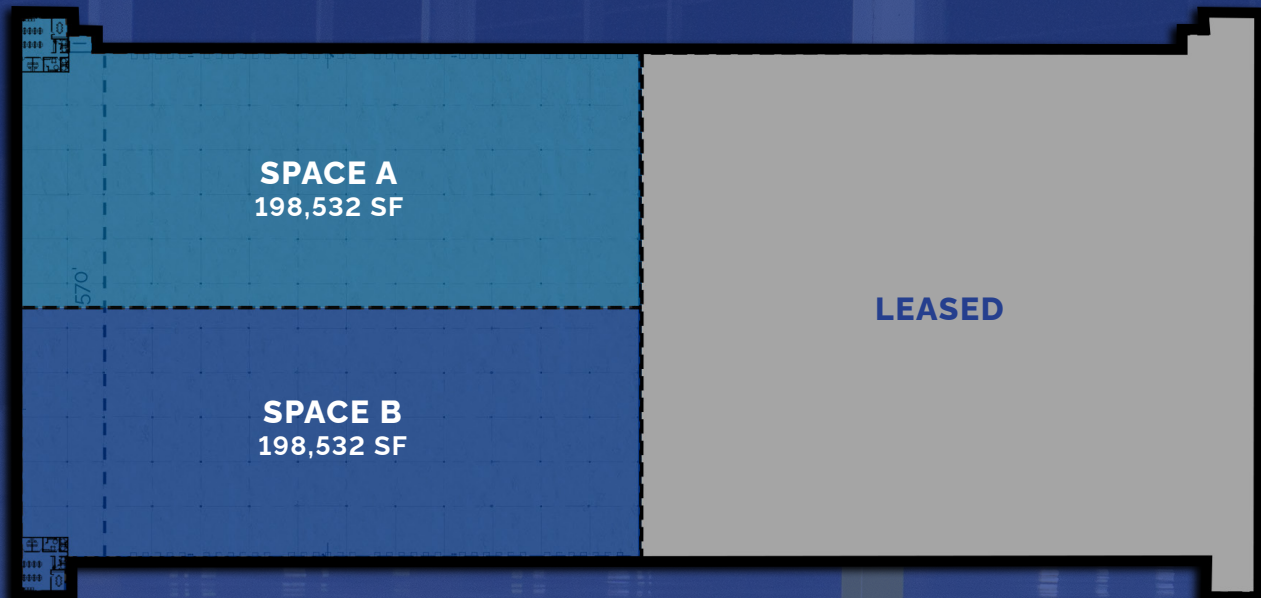
149  
CAR PARKING



198,532  
SF AREA



3,019 (TO BE BUILT)  
OFFICE SF



## HIGHLIGHTS

- Ability to occupy tomorrow!
- Frontage and signage on Florida Turnpike
- Turnpike visibility (155,310 vehicle traffic per day)
- Campus environment
- 36' clear height

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