

21301 NW 47th Avenue
Miami Gardens, FL 33056

LEASED BY
CBRE



Commerce Center II Building 2



397,168 SF

Available Space

57 Acres

Land Size

Immediately

Available

KURVINDUSTRIAL.COM

Building Specs

ADDRESS

21301 NW 47th Avenue
Miami Gardens, FL 33056

COLUMN SPACING

50'x 54'

BUILDING SIZE

794,230 SF

EXTERIOR DOCKS

68

AVAILABLE SF

397,168 SF

DRIVE-IN DOORS

2

DIVISIBLE TO

198,584 SF

CLEAR HEIGHT

36'

SPEC OFFICE

3,019 SF

TRAILER PARKING

87

TRUCK COURT

North Side 185'
South Side 190'

LIGHTING

LED

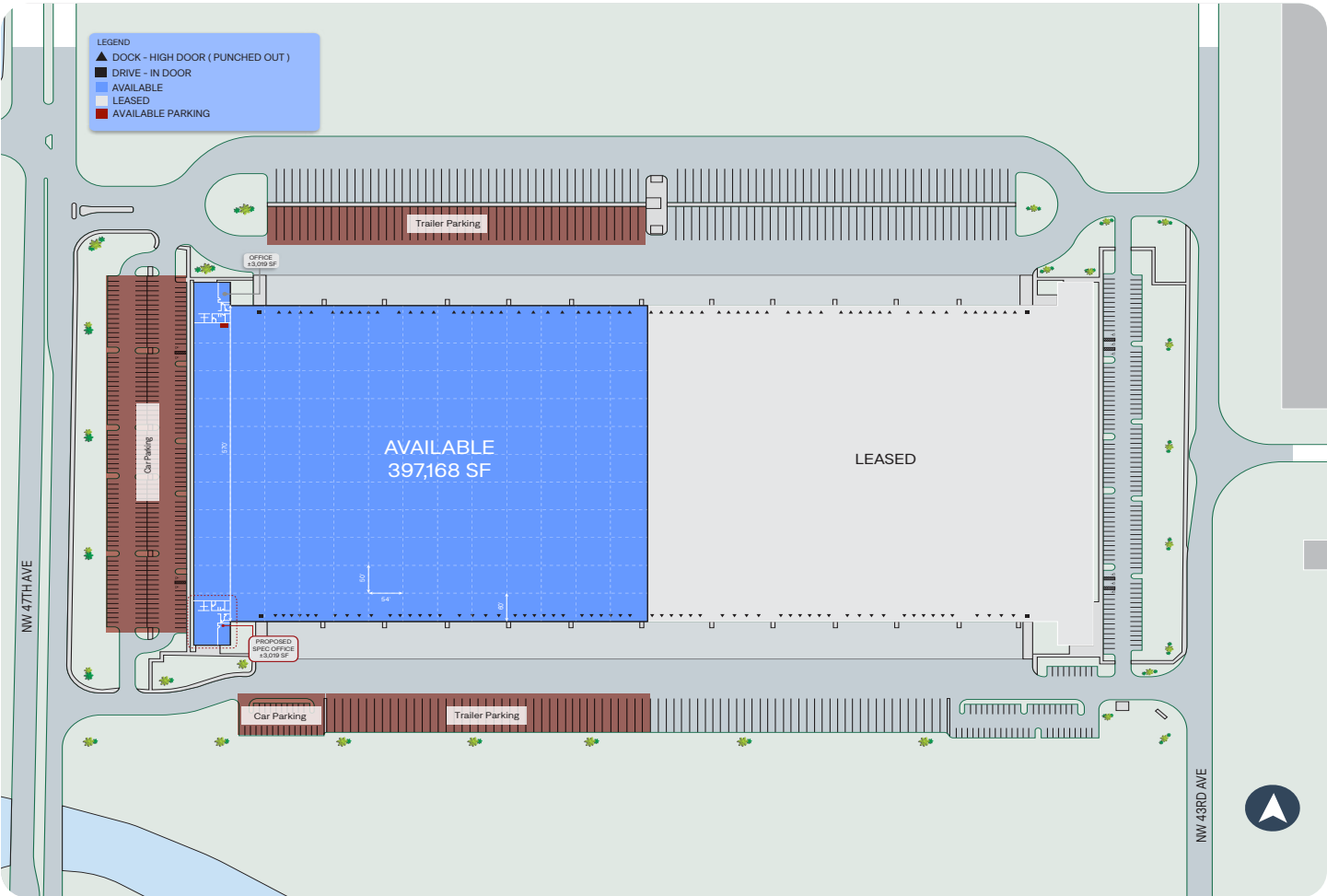
POWER

800 Amps, 3-phase
480 Volts

ADDITIONAL

Turnpike visibility
Ability to demise

Site Plan



AVAILABLE SPACE

FLEXIBILITY
TO COMBINE

Space A
Space B

Unit Optionality – A

SF AREA

198,584 SF

EXTERIOR DOCKS

36

OFFICE SF

±3,019

DRIVE-IN DOOR

1

CAR PARKING

149

SUITE POWER

400 Amps, 3-phase
480 Volts

TRAILER PARKING

48

LEGEND

▲

 DOCK - HIGH DOOR (PUNCHED OUT)

■

 DRIVE - IN DOOR

■

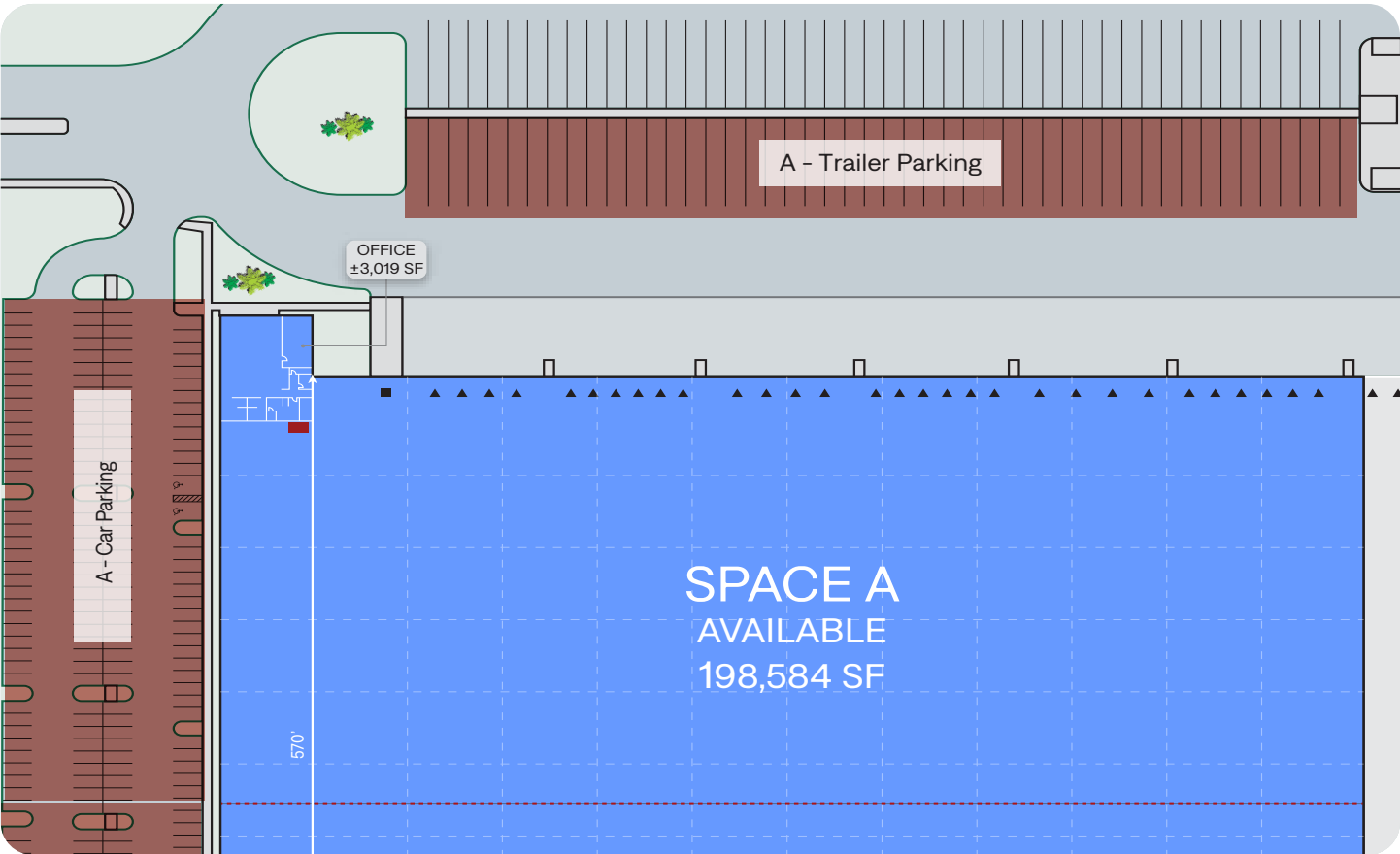
 AVAILABLE

■

 LEASED

■

 AVAILABLE PARKING



AVAILABLE SPACE

FLEXIBILITY
TO COMBINE

Unit Optionality – B

Space A
Space B

SF AREA

198,584 SF

EXTERIOR DOCKS

32

OFFICE SF

±3,019

DRIVE-IN DOOR

1

CAR PARKING

149

SUITE POWER

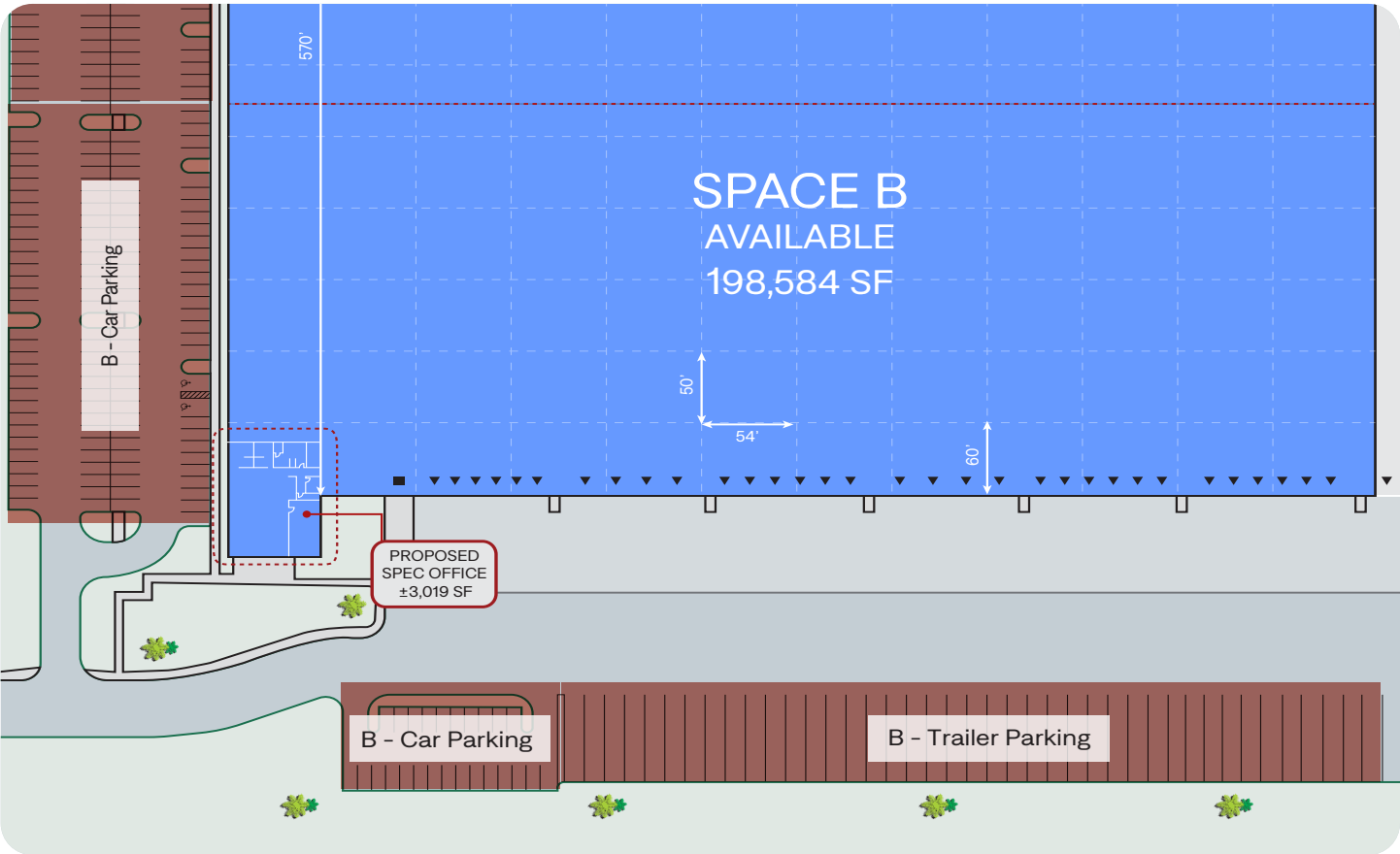
400 Amps, 3-phase
480 Volts

TRAILER PARKING

39

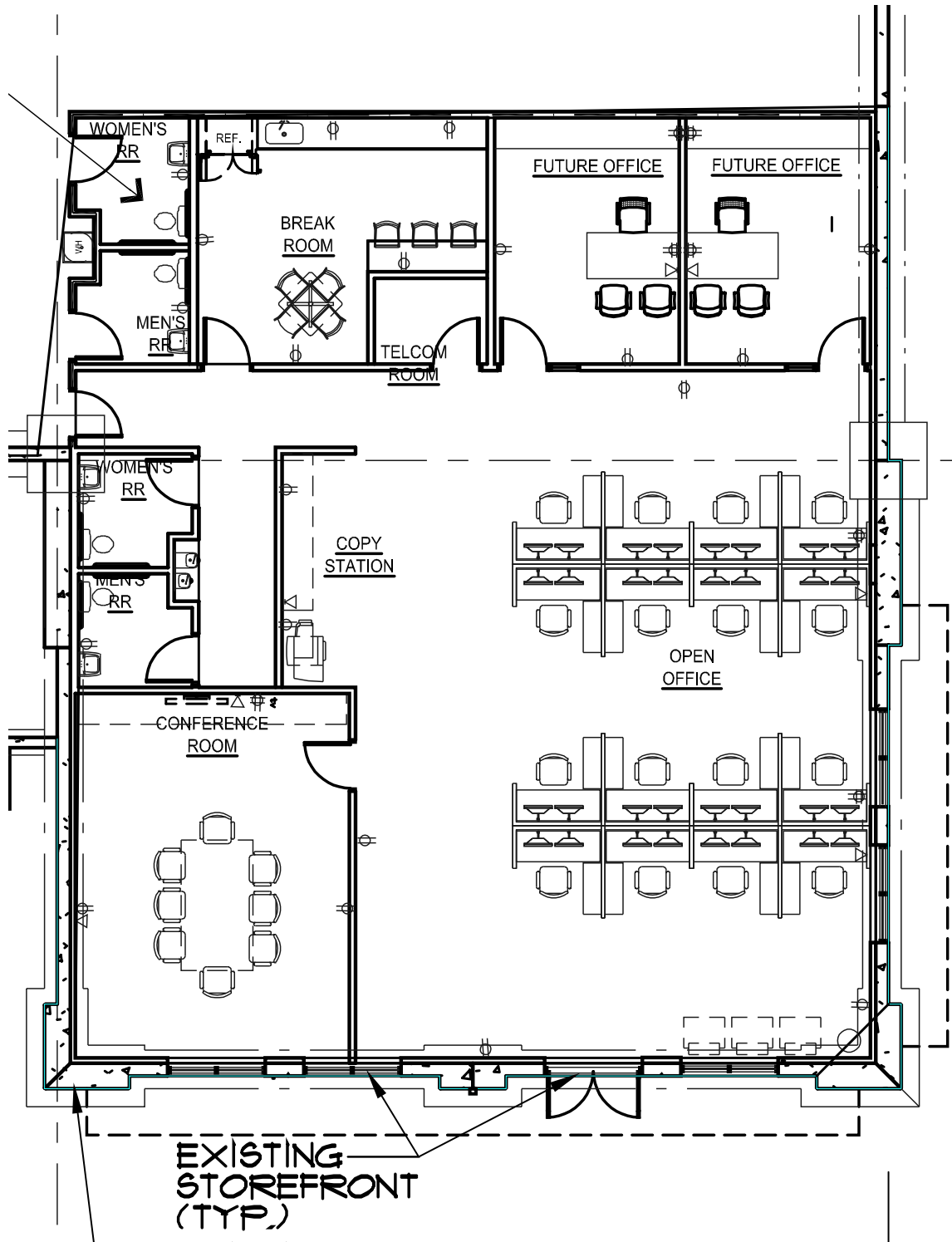
LEGEND

- ▲ DOCK - HIGH DOOR (PUNCHED OUT)
- DRIVE - IN DOOR
- AVAILABLE
- LEASED
- AVAILABLE PARKING



Office Floor Plan

SPEC OFFICE
±3,019 SF





Centrally Located off Florida's Turnpike

Centrally located, Kurv 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

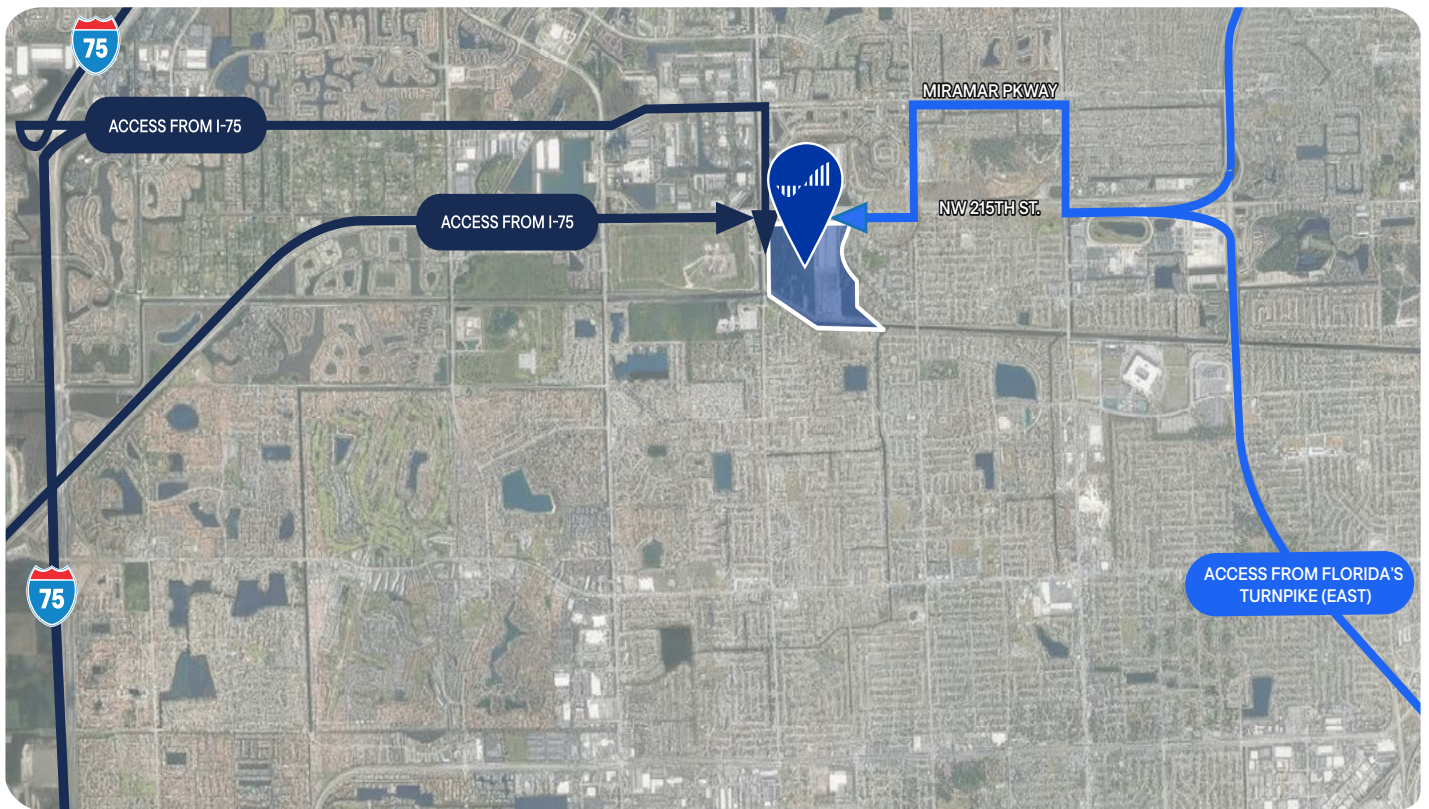
Port Everglades
18 miles | 28 min

Qualified Employees within a 60-Minute Drive
+2 Million

Strategic Location

Class A development and move-in ready.

- Direct frontage and signage available
- Turnpike Visibility (155,130 vehicle traffic per day)
- 4 miles from the Golden Glades Interchange - I-95, Palmetto Expressway (SR865) and US 441
- Campus Environment



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.



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