

BRIDGE POINT COMMERCE CENTER, PHASE II

21301 NW 47th Avenue | Miami Gardens, FL 33056

MIAMI BRIDGE



AVAILABLE FOR IMMEDIATE OCCUPANCY

HIGHLIGHTS

- Move a tenant in, of any size, tomorrow!
- Divisible to $\pm 90,000$ SF
- Frontage and signage on Florida Turnpike
- Turnpike Visibility (155,310 vehicle traffic per day)
- Campus Environment
- 36' Clear Height
- Phase I delivered (fully leased)
- Phase I tenants include UPS, NOVO Health Services, HapCor, City Furniture, USPS, Wal-Mart & Addison House

AVAILABLE SPACE

397,063 SF

LAND SIZE

95.64 Acres

AVAILABILITY

Immediate

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CBRE

BUILDING B
21301 NW 47TH AVENUE

397,063 SF

Building Size: 794,230 SF
Divisible To: ±90,000 SF
Spec Office: ±3,500 SF
Clear Height: 36'
Exterior Docks: 73
Drive-in Doors: 2
Car Parking: 298
Trailer Parking: 100
Bay Size: 50' x 54' (60' speedbay)



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