

# BRIDGE POINT DORAL



Southwest corner of NW 107th Avenue and NW 41st Street | Doral, FL

## 2.6 MSF AVAILABLE FOR LEASE

### NEW STATE-OF-THE-ART INDUSTRIAL PARK

#### HIGHLIGHTS

- Premier location in one of the fastest growing cities in South Florida
- Immediate Highway Access with close proximity to MIA Cargo Entrance and Port Miami
- Seasoned Developer/Owner with proven national track record of Industrial Development
- Multiple space sizes available, including up to ±1.4 MSF Built-to-Suit Options
- Single and Multi-Tenant Building configurations available
- On and off site employee amenities
- Planned industrial park

 On-site Trailer Parking

 36-FT Clear Height

 60-FT Speed Bays

 Class A Built-to-Suit office

 Secure with the ability to privatize truck courts

 Rear Load and Cross Dock configurations

#### BUILD-TO-SUIT OPPORTUNITIES

UP TO **±1.4 MSF**

#### LAND SIZE

**±175 Acres**

#### DELIVERY DATE

**2023**

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**CUSHMAN &  
WAKEFIELD**

# PROJECT OVERVIEW & ACCESS

# BRIDGE



**<0.5 miles**

TO FLORIDA'S TURNPIKE

**±6.2 miles**

TO I-75

**1.5 miles**

TO DOLPHIN EXPWY (836)

**3 miles**

TO PALMETTO EXPWY (826)

**<4 miles**

TO MIAMI INT'L AIRPORT

**±11.85 miles**

TO PORTMIAMI

**±22.5 miles**

TO FORT LAUDERDALE  
INT'L AIRPORT

**±24 miles**

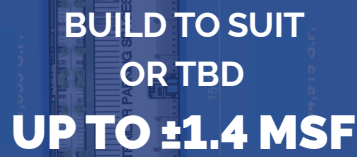
TO PORT EVERGLADES

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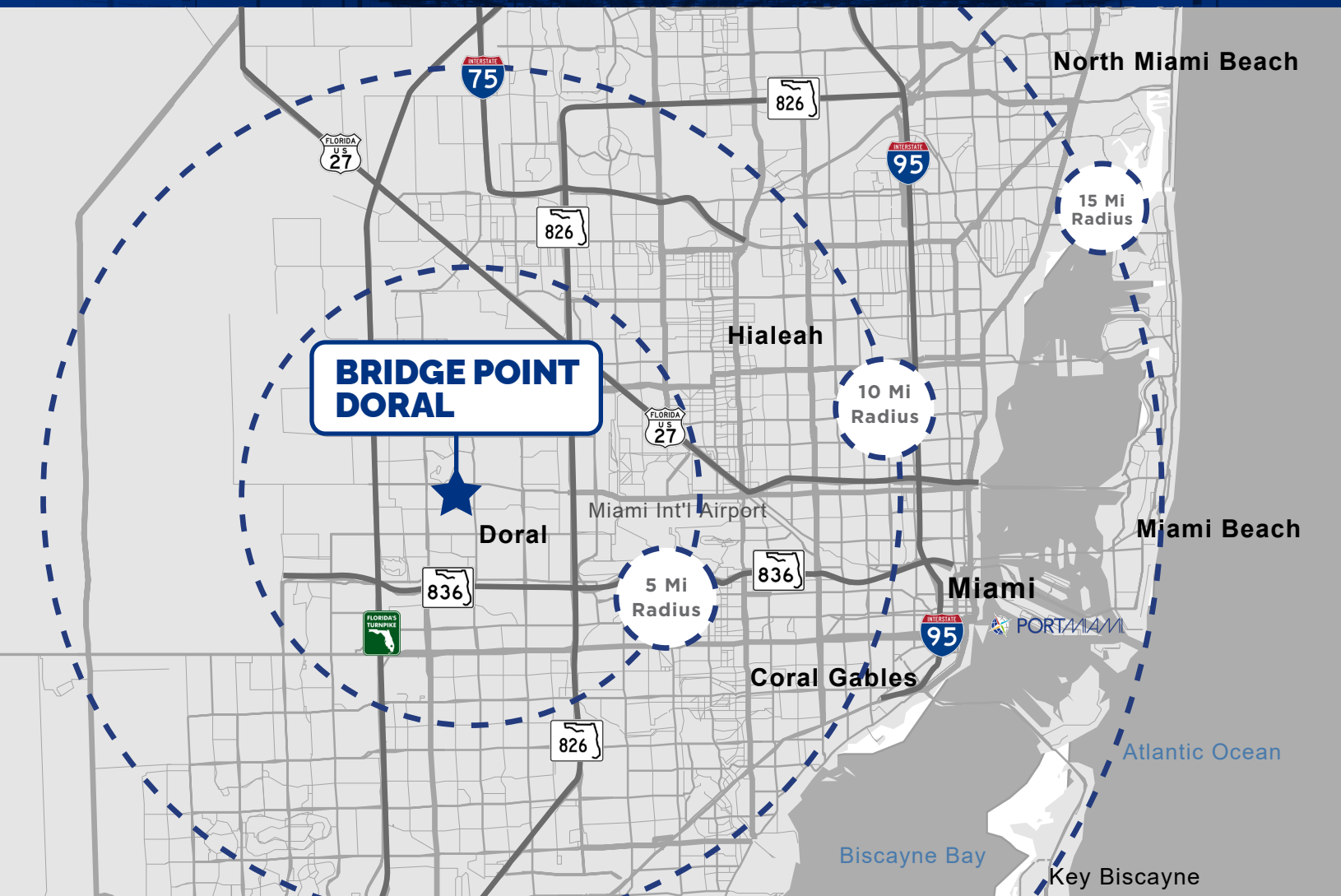
**BRIDGE**



**CUSHMAN &  
WAKEFIELD**

# LOCATOR MAP & TRAVEL DISTANCES

# BRIDGE



To Florida's Turnpike	<b>&lt;0.5 miles</b>
To I-75	<b>±6.2 miles</b>
To Dolphin Expwy (836)	<b>1.5 miles</b>
To Palmetto Expwy (826)	<b>3 miles</b>

To Miami Int'l Airport	<b>&lt;4 miles</b>
To PortMiami	<b>±11.85 miles</b>
To Fort Lauderdale Int'l Airport	<b>±22.5 miles</b>
To Port Everglades	<b>±24 miles</b>

## NEARBY AMENITIES



TRANSPORT ACCESS  
FULL BUS SERVICE



FINANCIAL  
INSTITUTIONS



HEALTHCARE  
FACILITIES



DINING



PUBLIC  
MAJOR RETAILERS  
DRUG STORES



LODGING

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# AMENITIES & CORPORATE NEIGHBORS

BRIDGE



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# 67 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL PROPERTIES** in supply-constrained **CORE** markets in the U.S. and the U.K.

Our people **EMBRACE COMPLEXITY** and execute with **CREATIVITY AND CERTAINTY**. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS	
Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
Industrial Project of the Year, South Florida Business Journal	2020, 2018
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Project of the Year, NAIOP South Florida	2017
Industrial Project of the Year, NAIOP SoCal	2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Speculative Development of the Year, NAIOP Chicago	2021, 2020, 2019, 2018, 2017
New Good Neighbor, NJ Business & Industry Association	2021
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014

## MIAMI OFFICE

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