

BRIDGE POINT COMMERCE CENTER

cbre.us/bpccfl | 21451 & 21301 NW 47th Avenue | Miami Gardens, FL 33056



**CAPTURING OPPORTUNITIES
DELIVERING SUCCESS**

DELIVERING UP TO ±1.6M SF

OVERVIEW

BUILDING A

BUILDING B

ACCESS MAPS

ABOUT BRIDGE

DAVID ALBERT, P.A.

Executive Vice President

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TOM O'LOUGHLIN

Vice Chairman

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CBRE

HIGHLIGHTS

±95.64 Acres

Q1 2024 delivery

Divisible to +/- 180,000 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



Photo taken March 8, 2024

HOME

SITE PLAN



SITE PLAN - PHASE II

MI BRIDGE



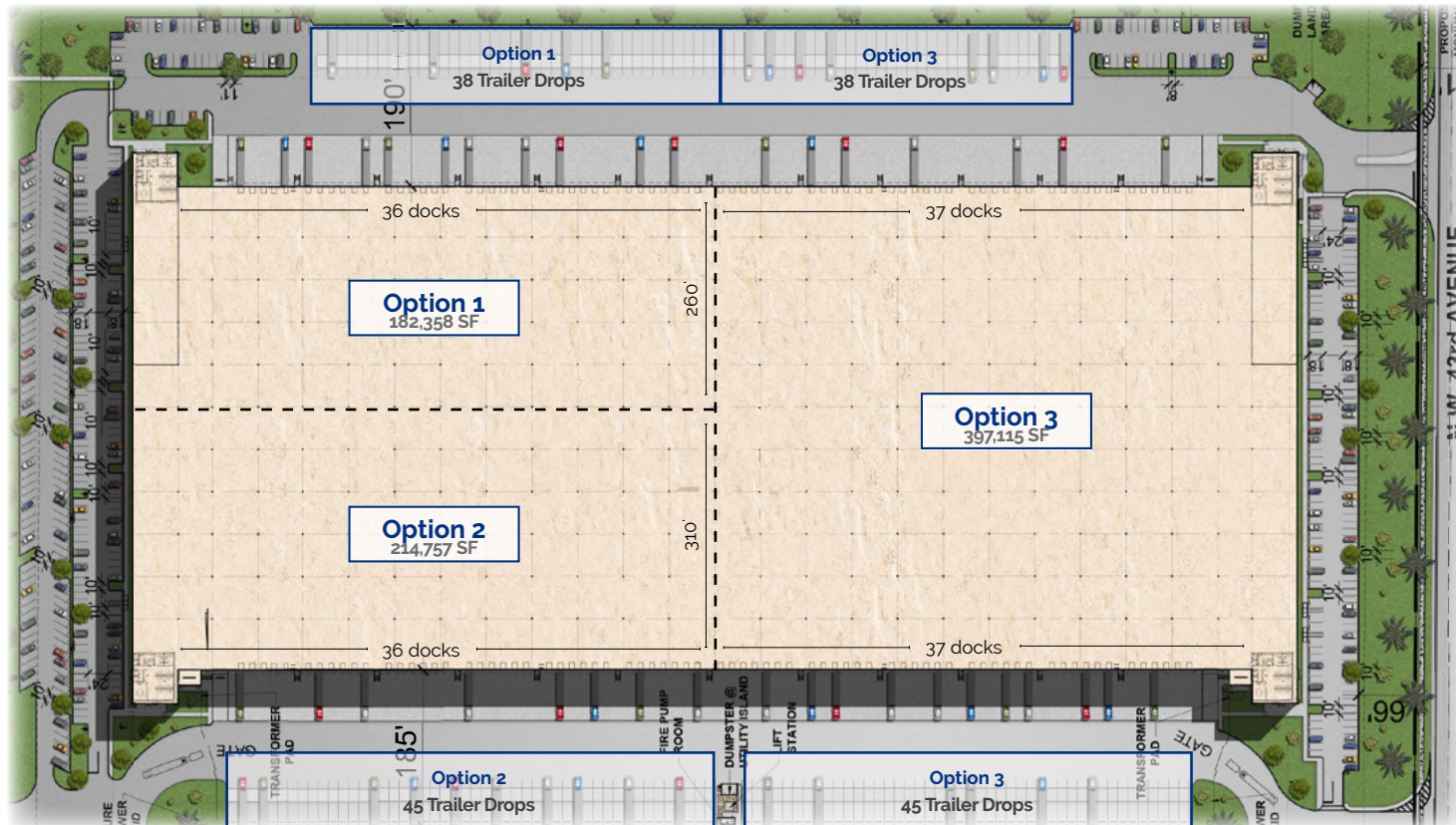
BUILDING A



BUILDING A
21451 NW 47TH AVENUE

794,230 SF

Building Size: 794,230 SF
Divisible To: +/-180,000 SF
Spec Office: To Suit
Clear Height: 36'
Exterior Docks: 146
Drive-in Doors: 4
Car Parking: 513
Trailer Parking: 166
Bay Size: 50' x 54' (60' speed bay)



◀ SITE PLAN

HOME

BUILDING B ▶

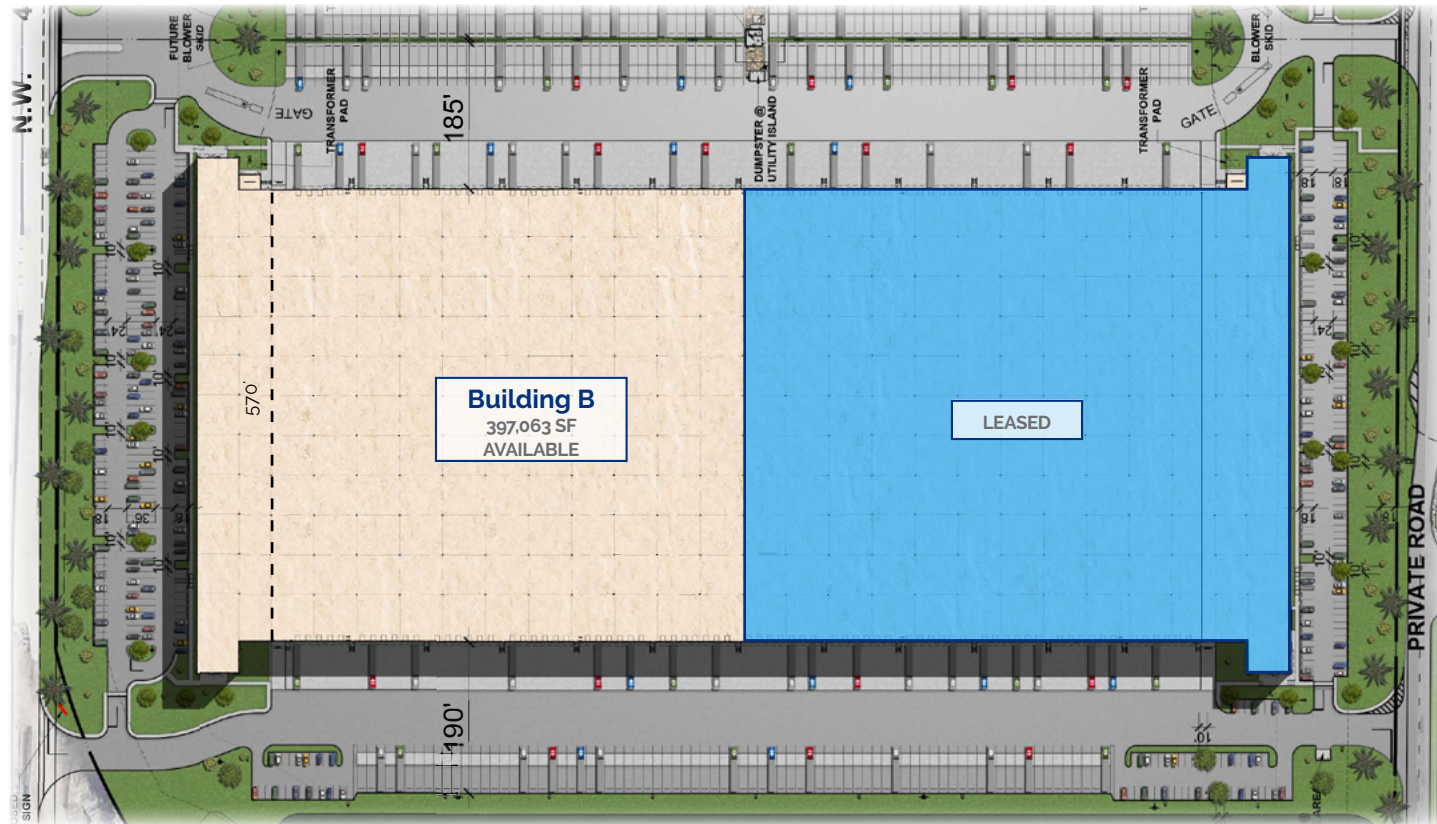
BUILDING B



BUILDING B
21301 NW 47TH AVENUE

397,063 SF

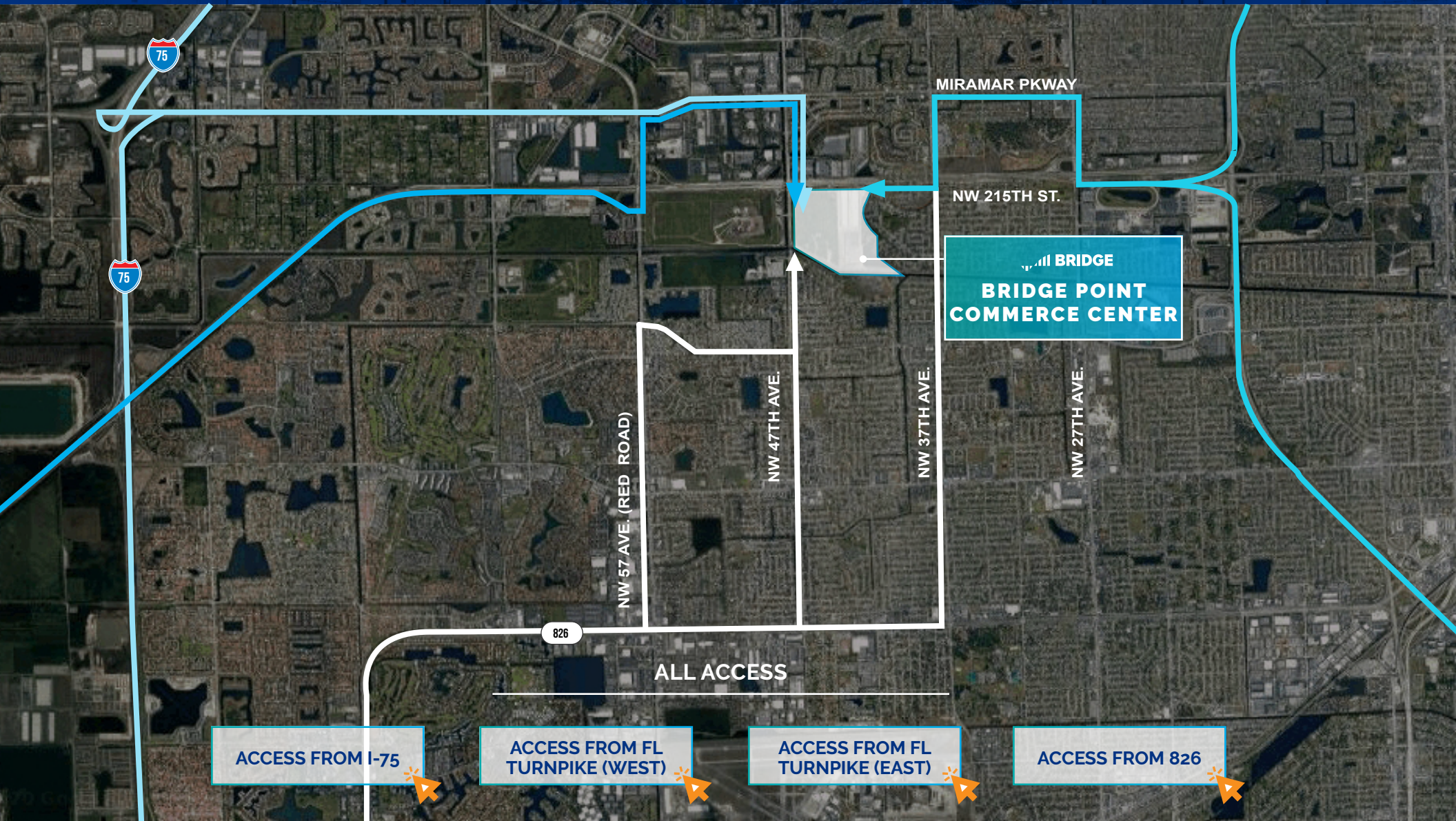
Building Size: 794,230 SF
Divisible To: +/- 250,000 SF
Spec Office: To Suit
Clear Height: 36'
Exterior Docks: 73
Drive-in Doors: 2
Car Parking: 298
Trailer Parking: 100
Bay Size: 50' x 54' (60' speedbay)

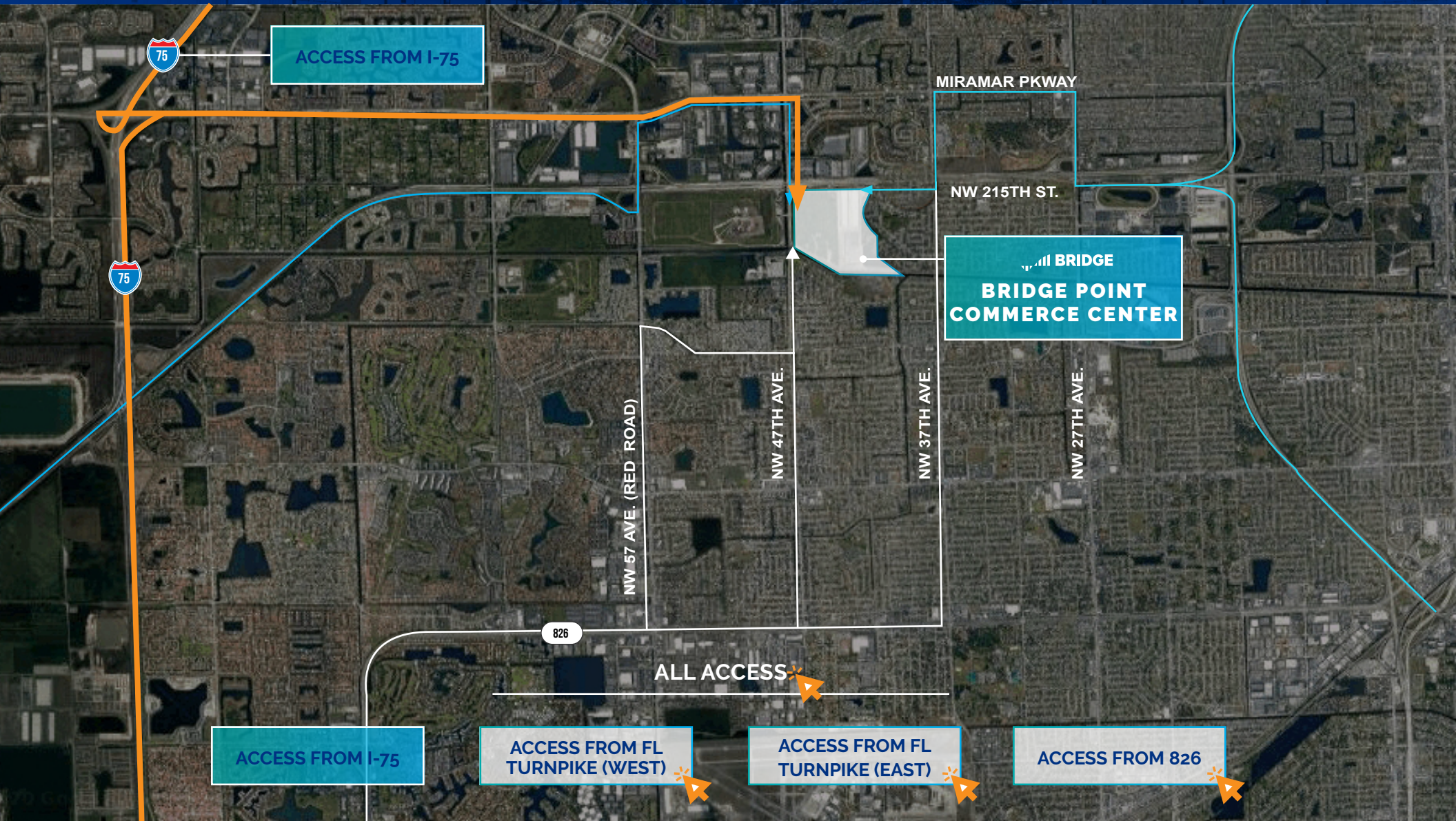


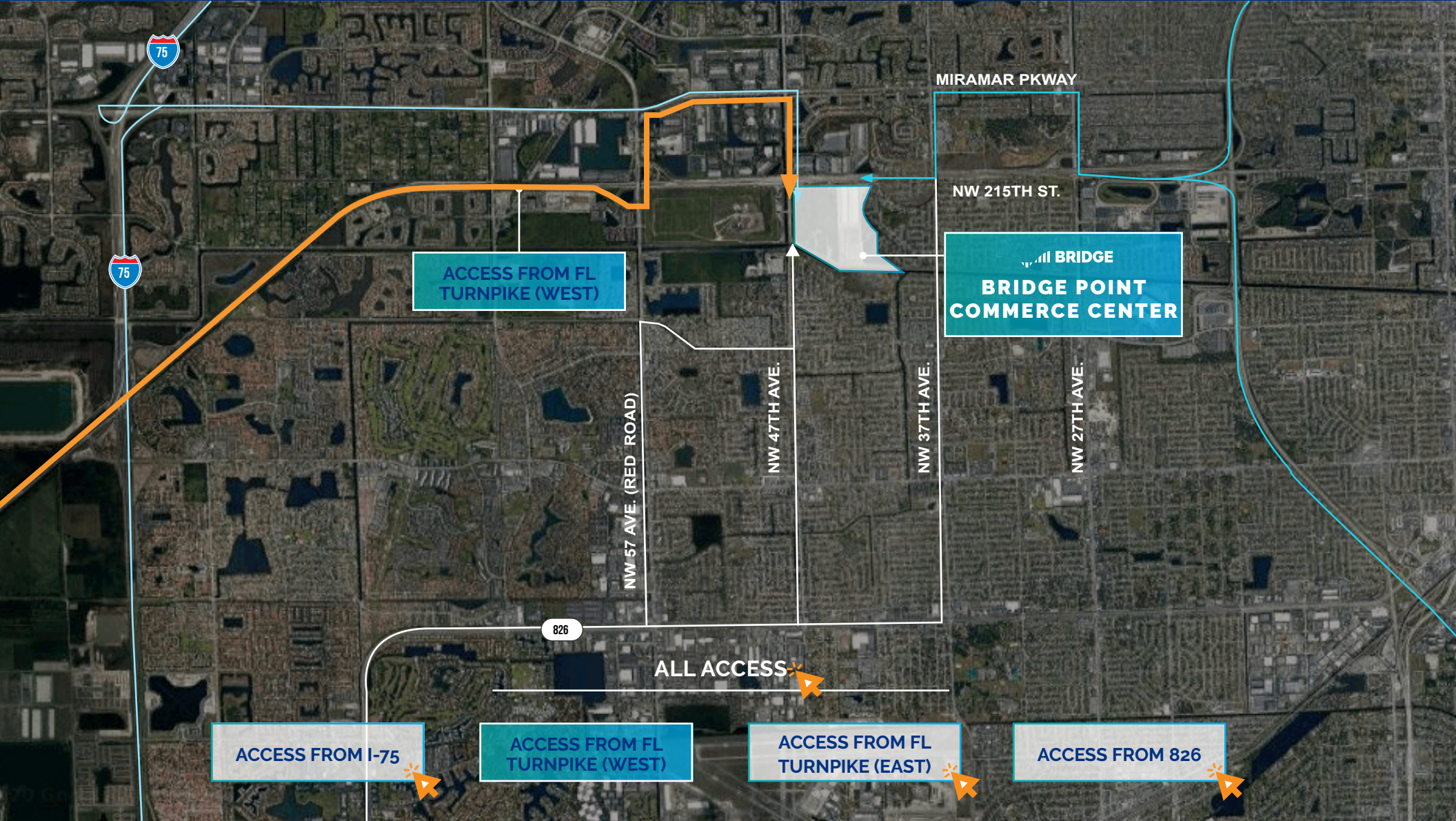
[← BUILDING A](#)

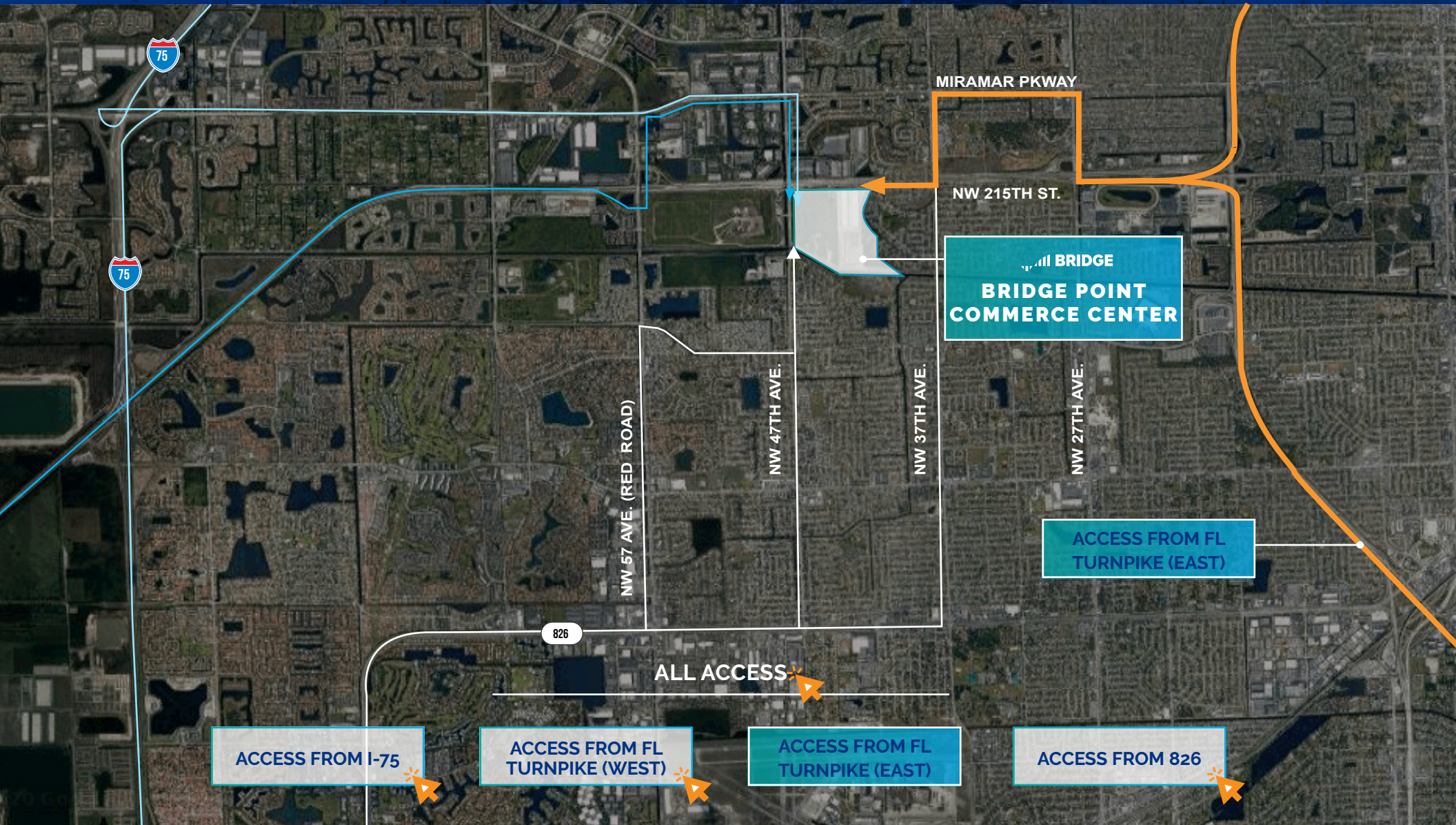
[HOME](#)

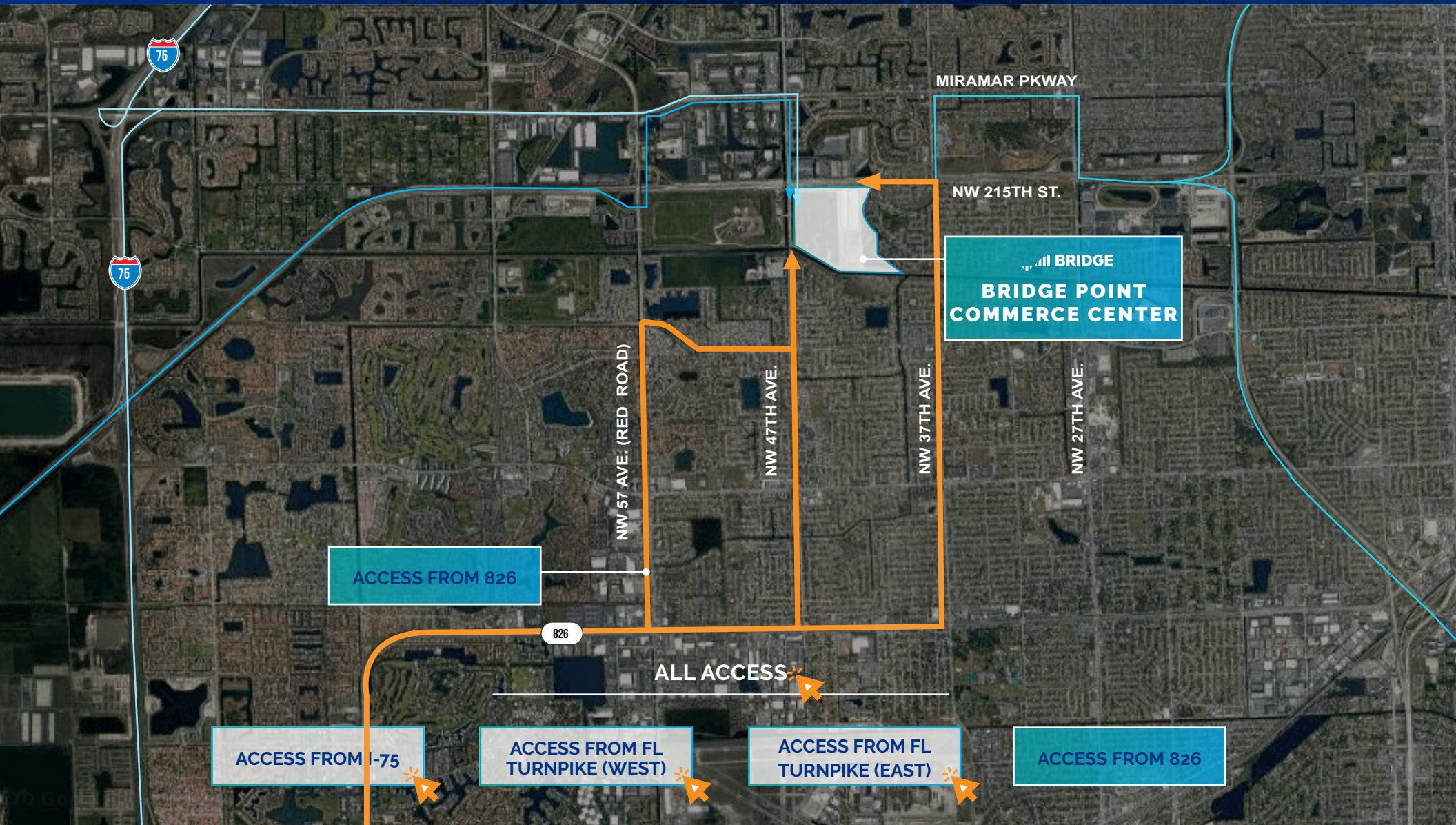
[ACCESS MAPS →](#)











74 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.



HEADQUARTERS

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www.bridgeindustrial.com

AWARDS	
Developer of the Year, NAIOP SoCal	2023
Green Lease Leader with Gold Recognition	2023
New Good Neighbor, NJ Business & Industry Association	2023, 2021
BOMA TOBY Awards, Miami & Southern Region	2022
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022
Industrial Project of the Year, NAIOP SoCal	2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
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
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014