

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
- Phase I includes buildings 1, 2, 5 and 6

 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

Q2 2024

GIAN RODRIGUEZ
Managing Principal
gian.rodriguez@cushwake.com
C: 305-342-8040
D: 305-351-2452

WAYNE RAMOSKI, SIOR
Vice Chairman
wayne.ramoski@cushwake.com
C: 786-210-3563
D: 305-533-2840

SKYLAR STEIN
Senior Director
skylar.stein@cushwake.com
C: 859-801-5557
D: 305-533-2867



**CUSHMAN &
WAKEFIELD**

PROJECT OVERVIEW & ACCESS



<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

TENTATIVE SITE PLAN & RENDERINGS "A"

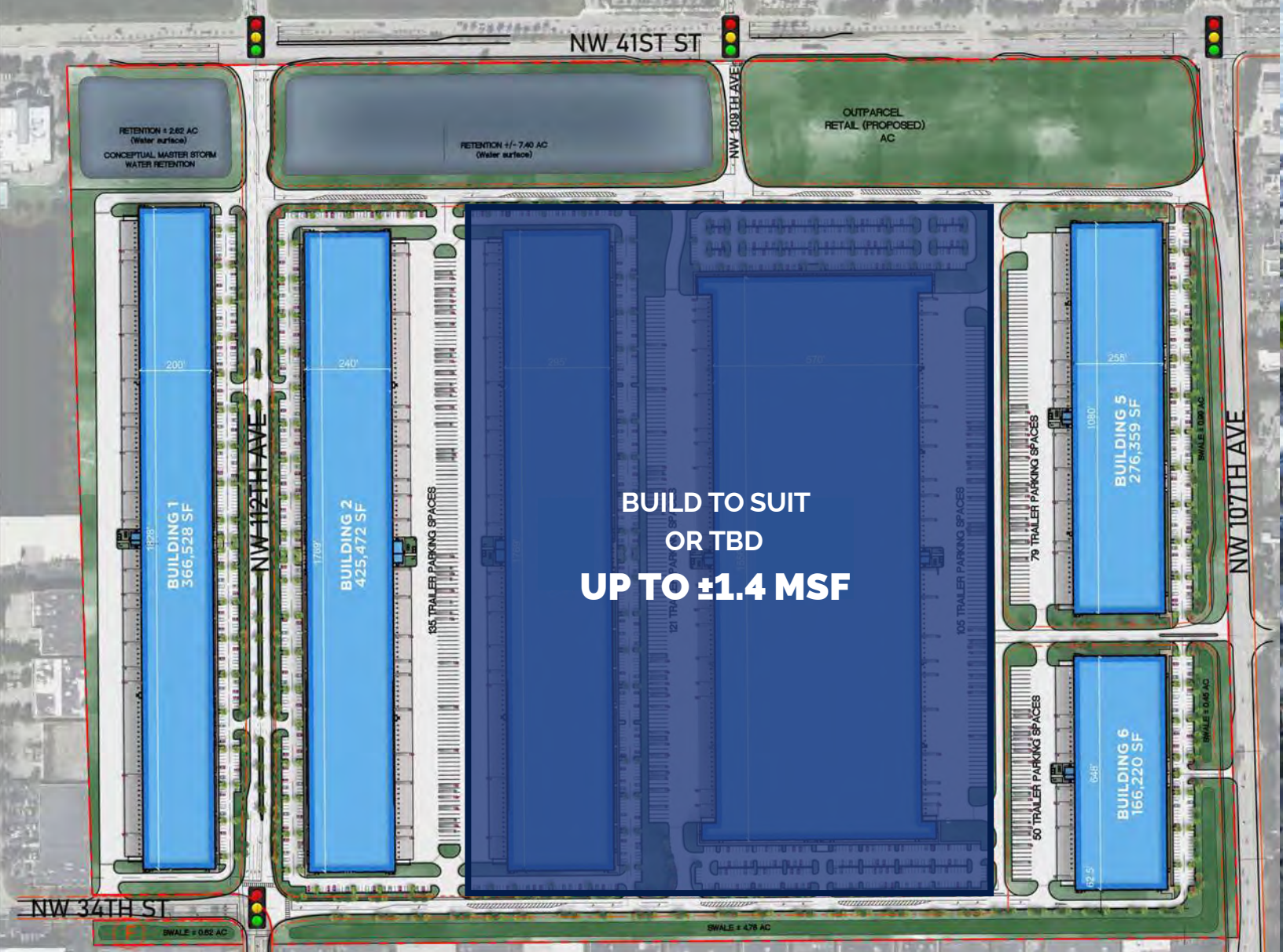


PHASE 1 BUILDINGS

<p>BUILDING 1 366,528 SF</p> <p>200' Building depth 126 Loading doors 313 Parking spaces</p>	<p>BUILDING 2 425,472 SF</p> <p>240' Building depth 122 Loading doors 393 Parking spaces 135 Trailer drops (shared)</p>	<p>BUILDING 5 276,359 SF</p> <p>255' Building depth 72 Loading doors 219 Parking spaces 77 Trailer drops</p>	<p>BUILDING 6 166,220 SF</p> <p>255' Building depth 42 Loading doors 116 Parking spaces 49 Trailer drops</p>
--	---	--	--

TENTATIVE SITE PLAN & RENDERINGS "B"

BRIDGE



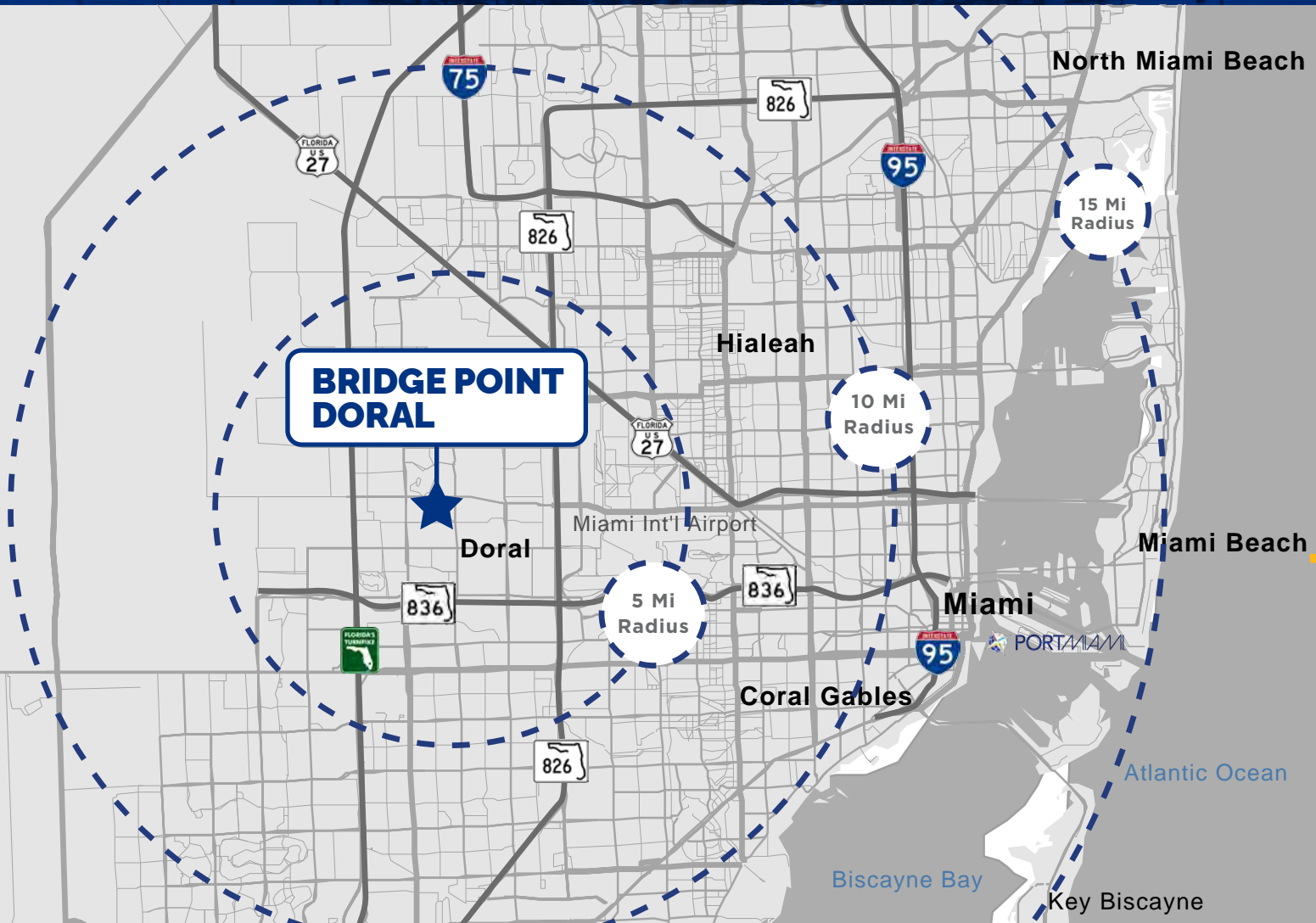
BUILD TO SUIT
OR TBD
UP TO ±1.4 MSF



PERSPECTIVE SITE PLAN



LOCATOR MAP & TRAVEL DISTANCES



To Florida's Turnpike	<0.5 miles	To Miami Int'l Airport	<4 miles
To I-75	±6.2 miles	To PortMiami	±11.85 miles
To Dolphin Expwy (836)	1.5 miles	To Fort Lauderdale Int'l Airport	±22.5 miles
To Palmetto Expwy (826)	3 miles	To Port Everglades	±24 miles

NEARBY AMENITIES



TRANSPORT ACCESS
FULL BUS SERVICE



FINANCIAL INSTITUTIONS



HEALTHCARE FACILITIES



DINING



PUBLICX MAJOR RETAILERS
DRUG STORES



LODGING

AMENITIES & CORPORATE NEIGHBORS BRIDGE



Southwest corner of NW 107th Avenue and NW 41st Street | Doral, FL
www.bridgepointdoral.com

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

201 S Biscayne Blvd, Suite 1950 Miami, FL 33131 | 305 280 9000

www.bridgeindustrial.com