

*Class A Industrial Park*

**DELIVERING  
UP TO ±2.5M SF**

**FIRST PARK  
MIAMI**

[WWW.CBRE.US/FIRSTPARKMIAMI](http://WWW.CBRE.US/FIRSTPARKMIAMI)

OVERVIEW ▶

AVAILABLE ▶

SITE PLANS ▶

ACCESS MAP ▶

DISTANCE MAP ▶

CONTACT US ▶

**CBRE**

**FIRST**  
INDUSTRIAL  
REALTY-TRUST

**BUTTERS**

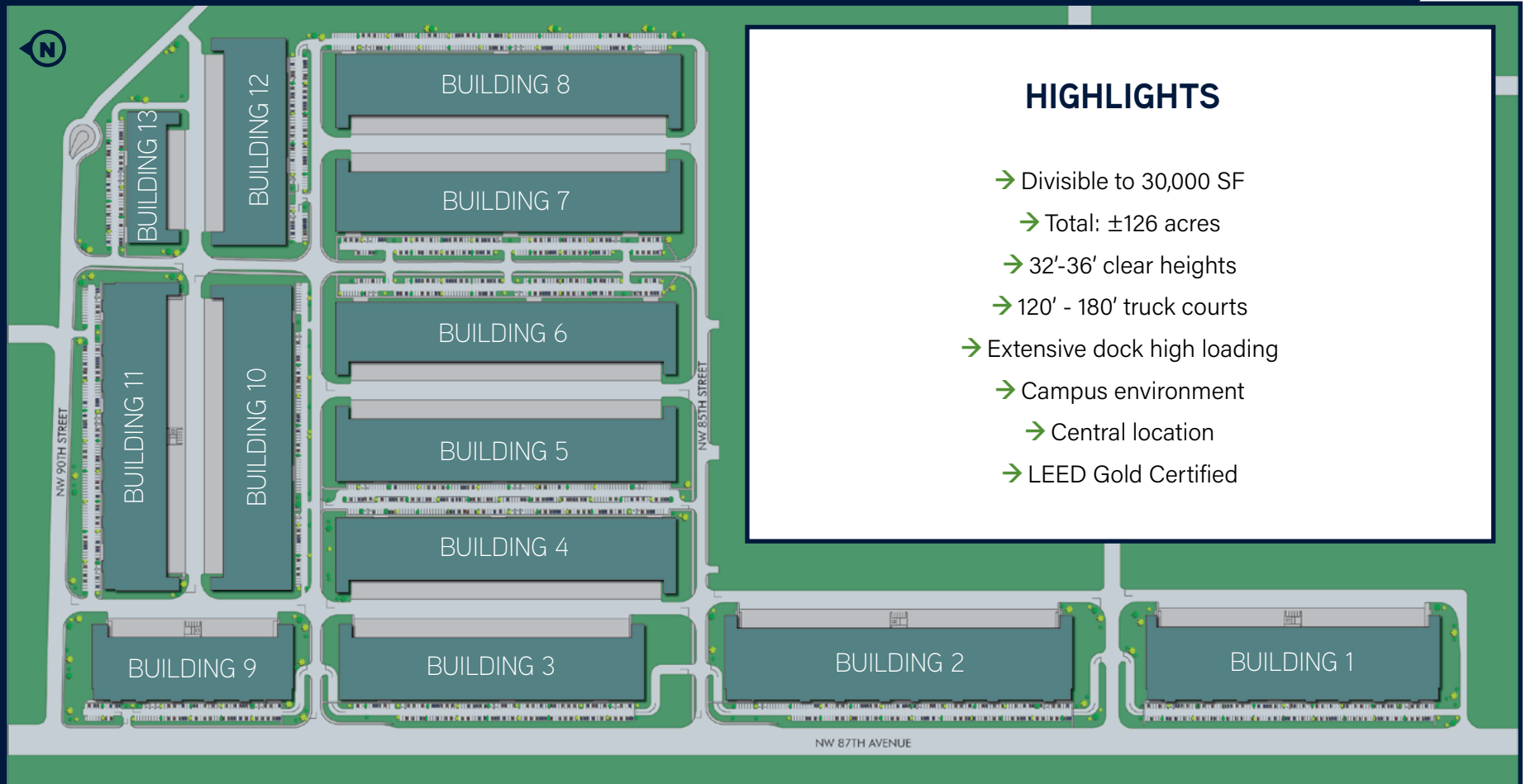


# FIRST PARK MIAMI OVERVIEW

FIRST PARK MIAMI IS THE NEWEST AND ONE OF THE LARGEST INDUSTRIAL PARKS IN THE AIRPORT WEST SUBMARKET OF MIAMI.

Comprised of 126 acres, First Park Miami currently offers  $\pm 555,000$  SF in three buildings to be delivered over the next year. Featuring 32'-36' clear heights, 120'-180' truck courts, ESFR sprinkler systems and extensive dock-high loading, First Park Miami will ultimately accommodate over

2.5M square feet of class A+ industrial space in 13 total buildings. With its central location and proximity to the largest thoroughfares in South Florida, First Park Miami will attract all users looking to upgrade and modernize their operations.



◀ HOME

AVAILABLE ▶

# FIRST PARK MIAMI AVAILABILITIES



	<b>BUILDING 3</b>	<b>BUILDING 4</b>	<b>BUILDING 12</b>
	8901 NW 87 <sup>TH</sup> AVENUE	8903 NW 87 <sup>TH</sup> AVENUE	8402 NW 90 <sup>TH</sup> STREET
<b>BUILDING SIZE:</b>	198,112 SF	220,310 SF	135,707 SF
<b>AVAILABLE:</b>	198,112 SF	220,310 SF	135,707 SF
<b>SPEC OFFICE:</b>	1,978-2,620 SF	1,978-2,620 SF	1,978-2,620 SF
<b>CLEAR HEIGHT:</b>	36'	36'	36'
<b>LOADING DOCKS:</b>	60 DOCKS 2 OVERSIZED RAMPS	66 DOCKS 4 OVERSIZED RAMPS	34 DOCKS 4 OVERSIZED RAMPS
<b>CAR PARKING:</b>	164 SPACES	149 SPACES	104 SPACES
<b>BUILDING DEPTH:</b>	200'	200'	200'
<b>AVAILABLE:</b>	PROPOSED	PROPOSED	APRIL 2024

[← OVERVIEW](#)

[SITE PLANS →](#)



# SITE PLAN - BUILDING 1



## 8201 NW 87<sup>TH</sup> AVENUE

**BUILDING SF:** 218,728 SF

**SPEC OFFICE:** 3,500 SF

**CLEAR HEIGHT:** 36' CLEAR

**LOADING DOCKS:** 58 DOCKS, 2 OVERSIZED RAMP

**CAR PARKING:** 186 CAR STALLS

**BAY SIZE:** END CAPS 9,450 SF  
INTERIOR BAYS 12,420 SF

**BUILDING DEPTH:** 230'

**AVAILABLE:** FULLY LEASED

← OVERVIEW

BUILDING 2 →



# SITE PLAN - BUILDING 2



## 8801 NW 87<sup>TH</sup> AVENUE

**BUILDING SF:** 258,925 SF

**SPEC OFFICE:** 3,500 SF

**CLEAR HEIGHT:** 36' CLEAR

**LOADING DOCKS:** 70 DOCKS, 2 OVERSIZED RAMPS

**CAR PARKING:** 199 CAR STALLS

**BAY SIZE:** END CAPS 10,935 SF  
INTERIOR BAYS 12,420 SF

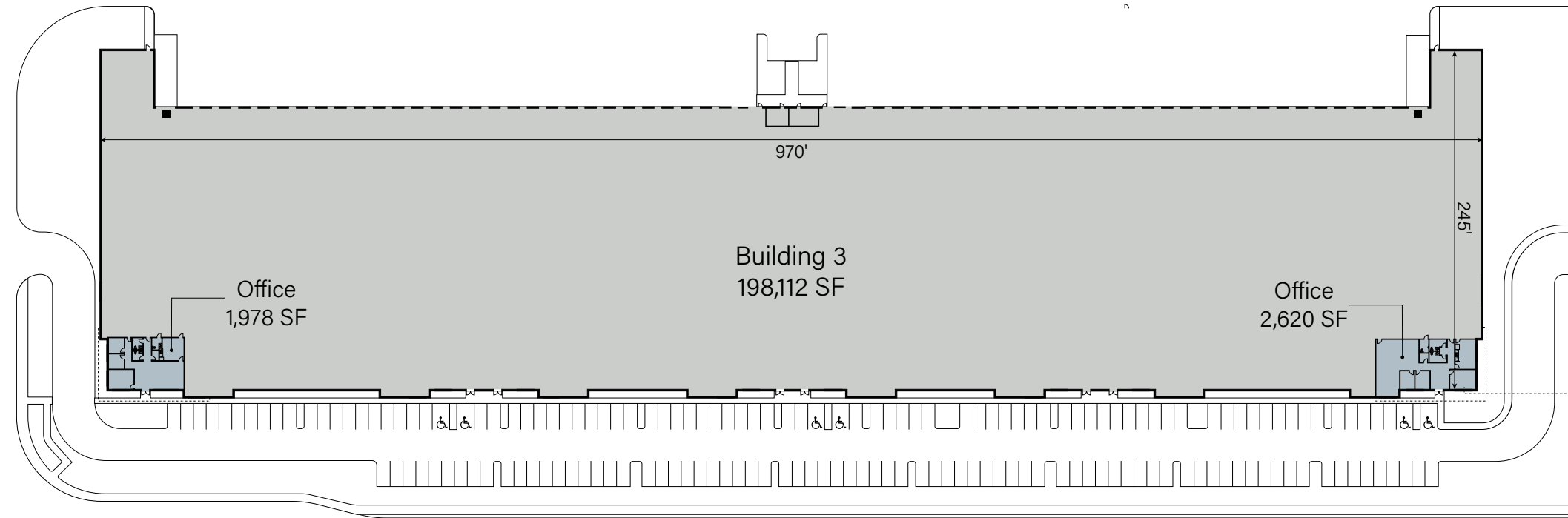
**BUILDING DEPTH:** 230'

**AVAILABLE:** FULLY LEASED

◀ OVERVIEW

BUILDING 3 ▶

# SITE PLAN - BUILDING 3



## 8901 NW 87<sup>TH</sup> AVENUE

**AVAILABLE SF:** 198,112 SF

**SPEC OFFICE:** 1,978-2,620 SF

**CLEAR HEIGHT:** 36'

**LOADING DOCKS:** 60 DOCKS, 2 OVERSIZED RAMPS

**CAR PARKING:** 164 SPACES

**BAY SIZE:** 10,800 SF

**BUILDING DEPTH:** 200'

**AVAILABLE:** JUNE 2024

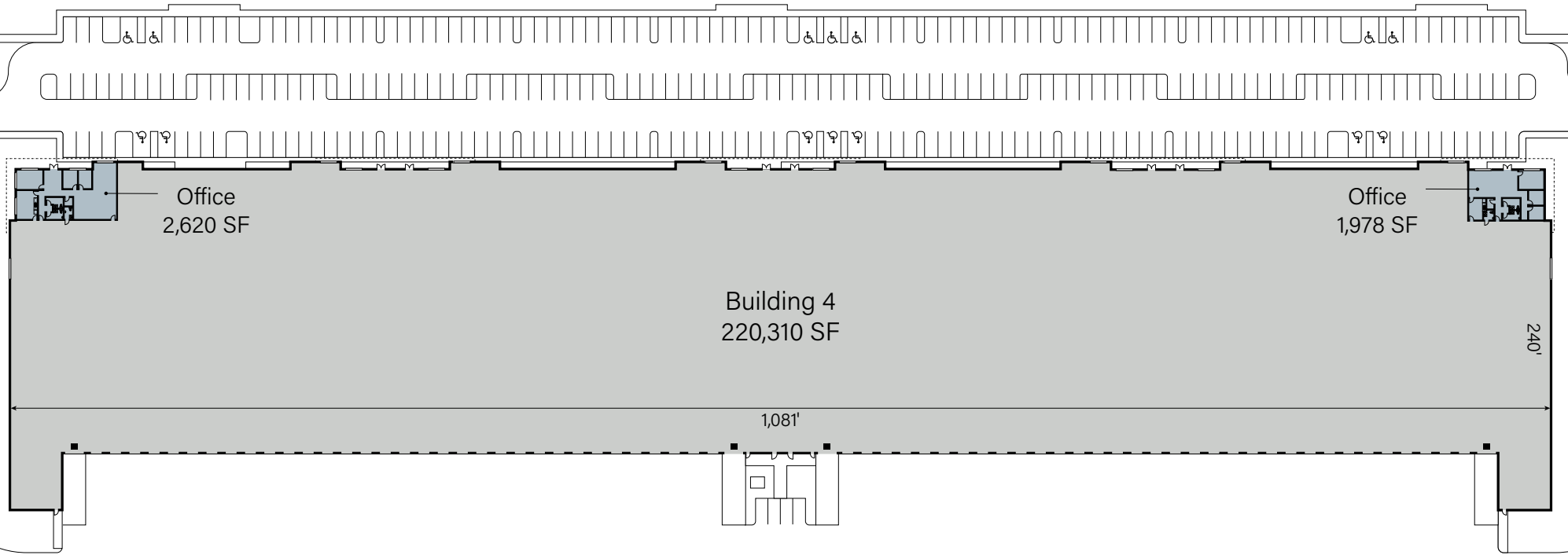
**ASKING:** CALL FOR PRICING

◀ OVERVIEW

BUILDING 4 ▶



# SITE PLAN - BUILDING 4



## 8903 NW 87<sup>TH</sup> AVENUE

**AVAILABLE SF:** 220,310 SF

**SPEC OFFICE:** 1,978-2,620 SF

**CLEAR HEIGHT:** 36'

**LOADING DOCKS:** 66 DOCKS, 4 OVERSIZED RAMPS

**CAR PARKING:** 149 SPACES

**BAY SIZE:** 10,800 SF

**BUILDING DEPTH:** 200'

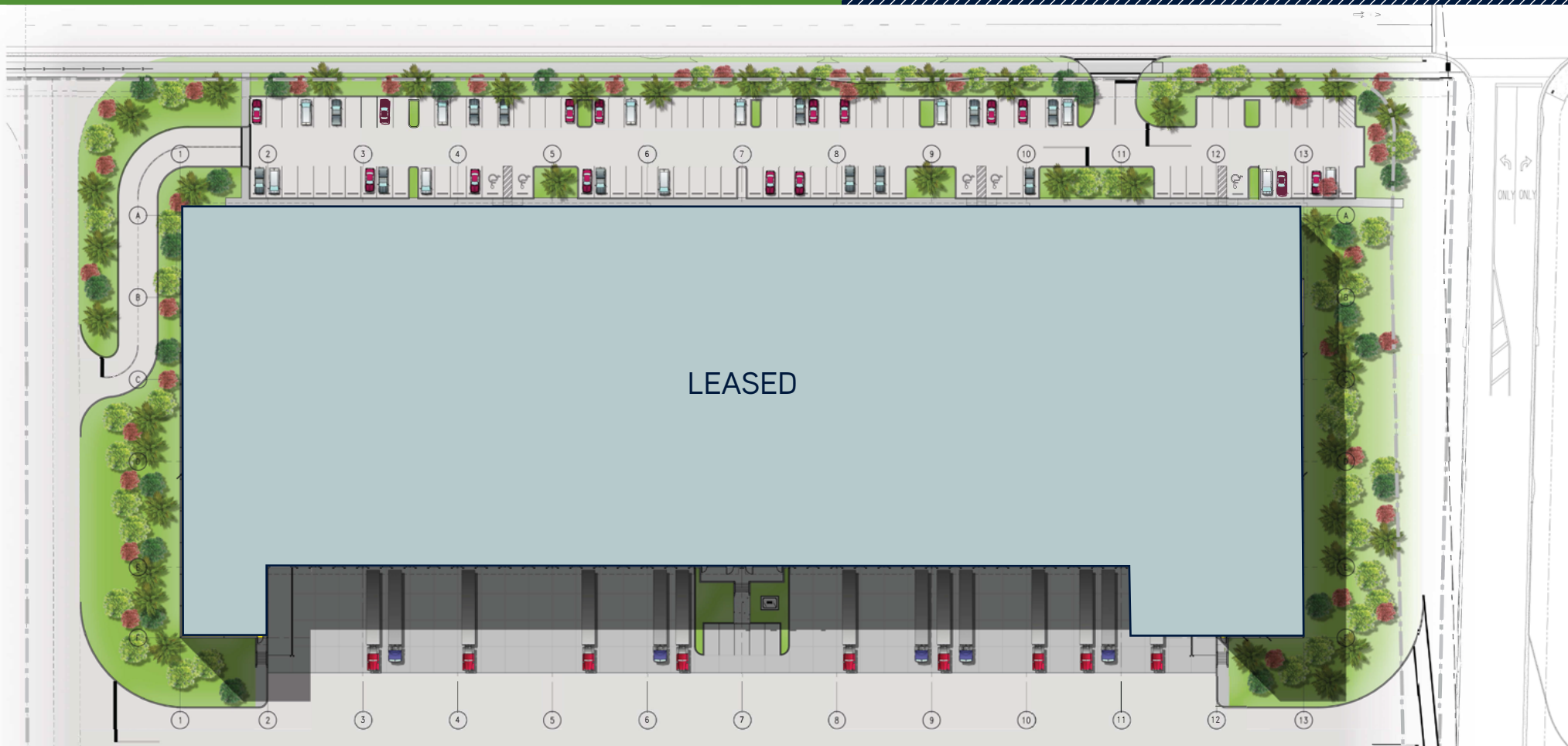
**AVAILABLE:** JUNE 2024

**ASKING:** CALL FOR PRICING

← OVERVIEW

BUILDING 9 →

# SITE PLAN - BUILDING 9



## 9001 NW 87<sup>TH</sup> AVENUE

**BUILDING SF:** 132,751 SF

**SPEC OFFICE:** 2,620 SF

**CLEAR HEIGHT:** 32' CLEAR

**LOADING DOCKS:** 34 DOCKS, 2 OVERSIZED RAMPS

**CAR PARKING:** 113 CAR STALLS

**BAY SIZE:** END CAPS 12,000 SF  
INTERIOR BAYS 10,800 SF

**BUILDING DEPTH:** 200'

**AVAILABLE:** FULLY LEASED

← OVERVIEW

BUILDING 10 →



# SITE PLAN - BUILDING 10



## 8406 NW 90<sup>TH</sup> STREET

**AVAILABLE SF:** 198,108 SF

**SPEC OFFICE:** 2,000-2,600 SF

**CLEAR HEIGHT:** 32' CLEAR

**LOADING DOCKS:** 60 DOCKS, 2 OVERSIZED RAMPS

**CAR PARKING:** 173 CAR STALLS

**BAY SIZE:** END CAPS 12,050 SF  
INTERIOR BAYS 10,800 SF

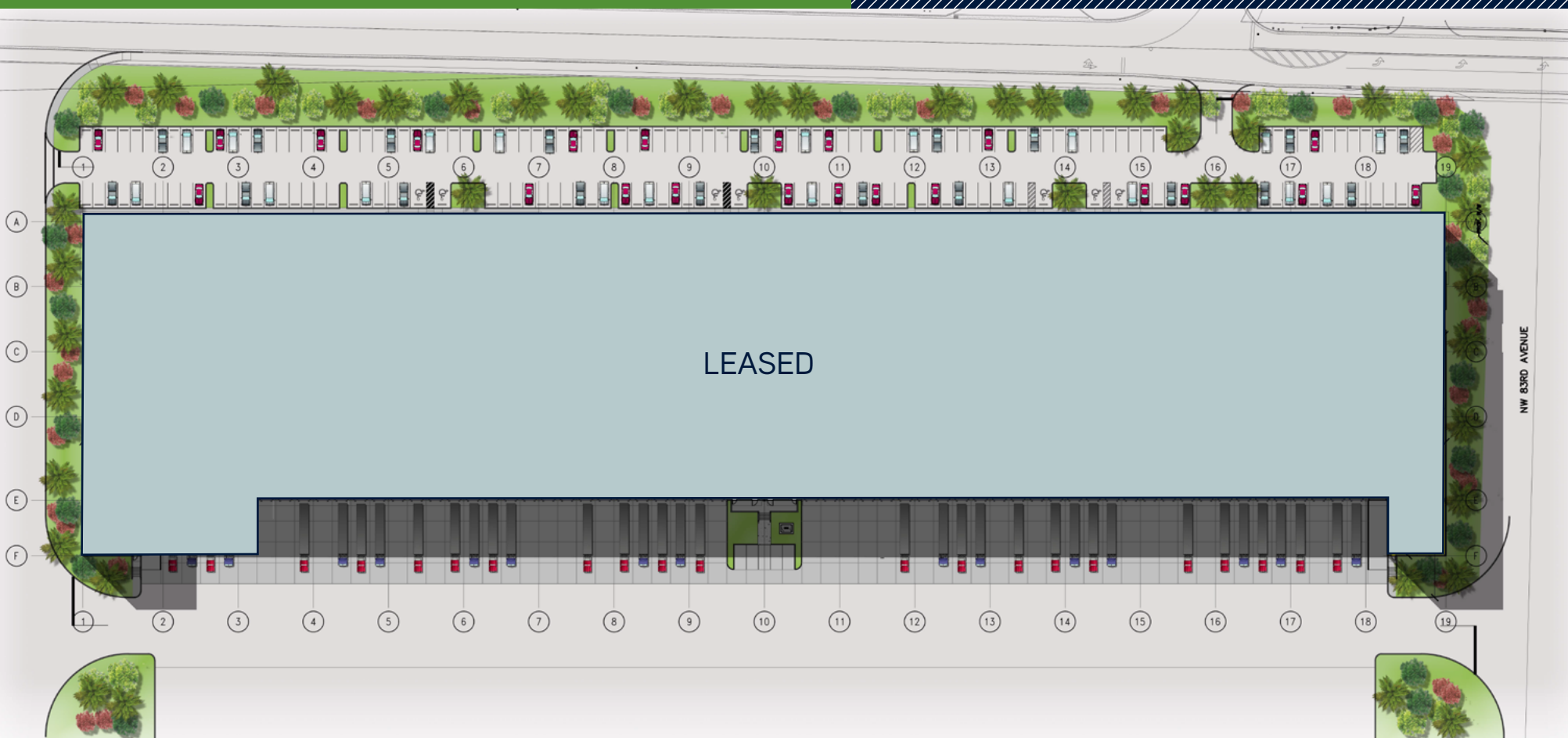
**BUILDING DEPTH:** 200'

**AVAILABLE:** FULLY LEASED

← OVERVIEW

BUILDING 11 →

# SITE PLAN - BUILDING 11



## 8404 NW 90<sup>TH</sup> STREET

**BUILDING SF:** 200,264 SF

**SPEC OFFICE:** 2,500 SF

**CLEAR HEIGHT:** 32' CLEAR

**LOADING DOCKS:** 60 DOCKS, 2 OVERSIZED RAMPS

**CAR PARKING:** 185 CAR STALLS

**BAY SIZE:** END CAPS 13,800 SF  
INTERIOR BAYS 10,800 SF

**BUILDING DEPTH:** 200'

**AVAILABLE:** FULLY LEASED

← OVERVIEW

BUILDING 12 →



# SITE PLAN - BUILDING 12



## 8402 NW 90<sup>TH</sup> STREET

**AVAILABLE SF:** 135,707 SF

**SPEC OFFICE:** 1,978-2,620 SF

**CLEAR HEIGHT:** 36'

**LOADING DOCKS:** 34 DOCKS, 4 OVERSIZED RAMPS

**CAR PARKING:** 104 SPACES

**AVG BAY SIZE:** 10,800 SF

**BUILDING DEPTH:** 200'

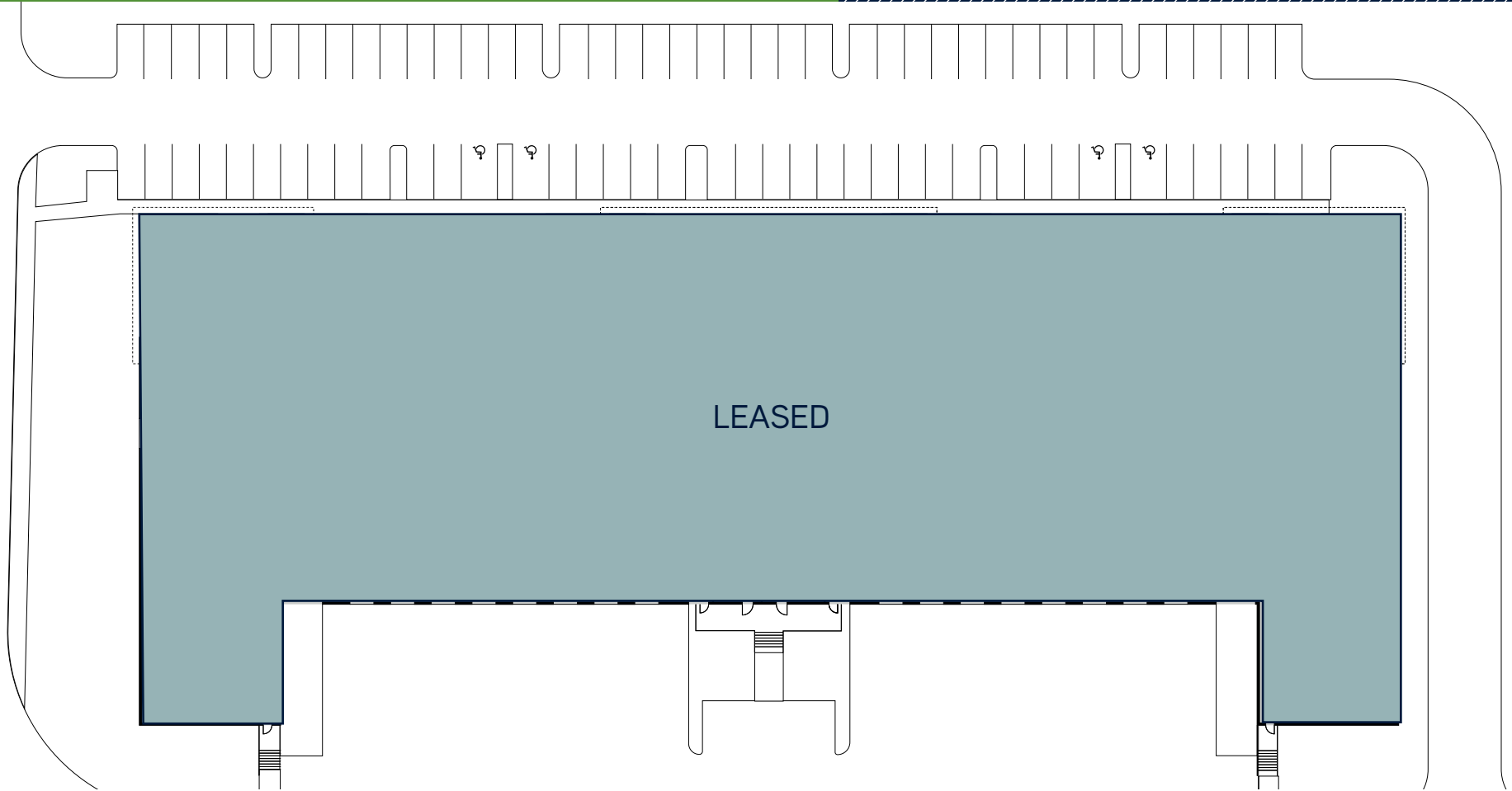
**AVAILABLE:** APRIL 2024

**ASKING:** CALL FOR PRICING

← OVERVIEW

BUILDING 13 →

# SITE PLAN - BUILDING 13



## 8400 NW 90<sup>TH</sup> STREET

**BUILDING SF:** 56,404 SF

**SPEC OFFICE:** 2,700 SF

**CLEAR HEIGHT:** 32'

**LOADING DOCKS:** 18 DOCKS, 2 OVERSIZED RAMPS

**CAR PARKING:** 81 SPACES

**BAY SIZE:** 6,750 SF

**BUILDING DEPTH:** 200'

**AVAILABLE:** FULLY LEASED

[← OVERVIEW](#)

[ACCESS MAP →](#)



# ACCESS MAP



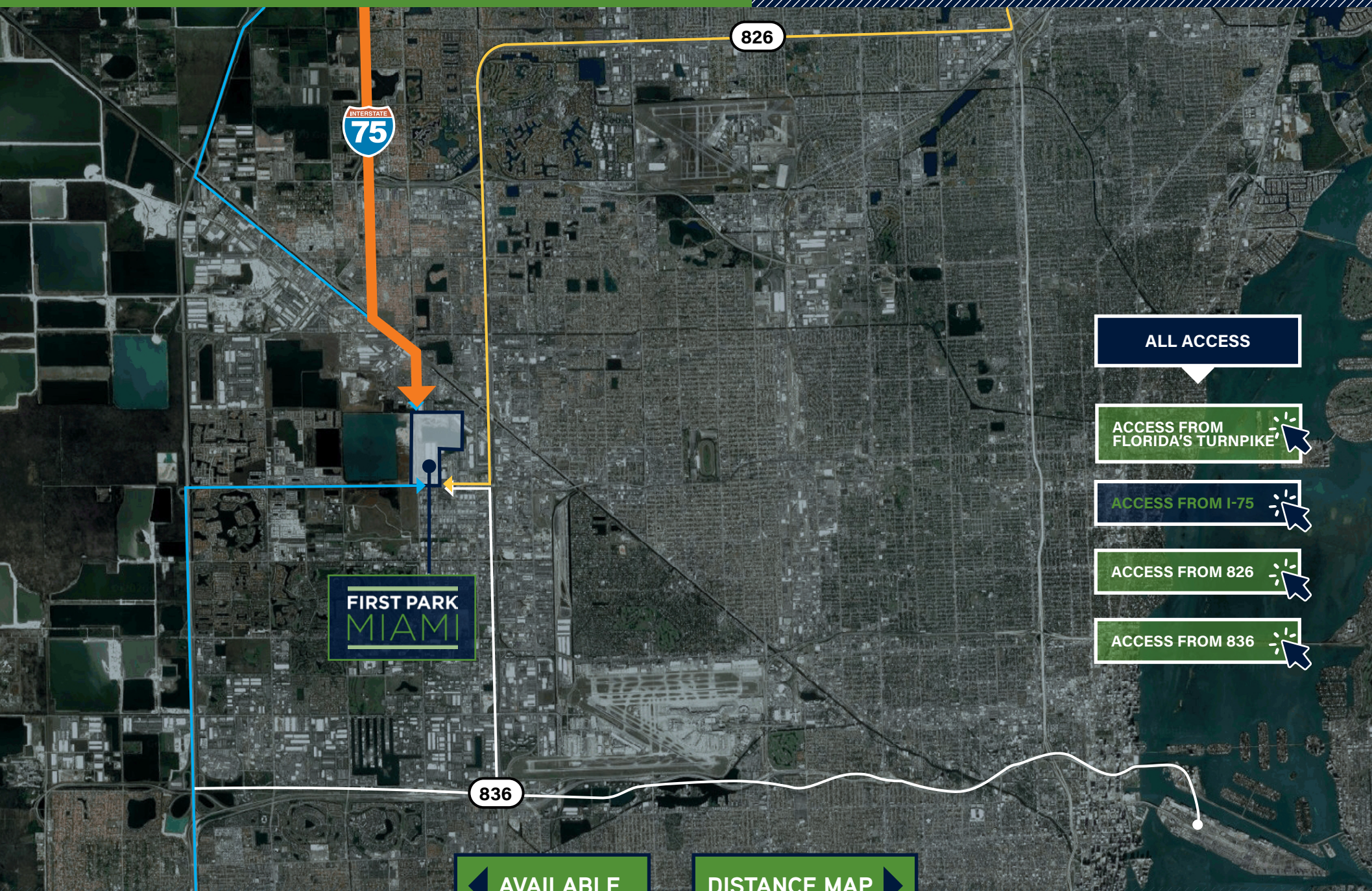


# ACCESS FROM FLORIDA'S TURNPIKE





# ACCESS FROM I-75



ALL ACCESS

ACCESS FROM  
FLORIDA'S TURNPIKE

ACCESS FROM I-75

ACCESS FROM 826

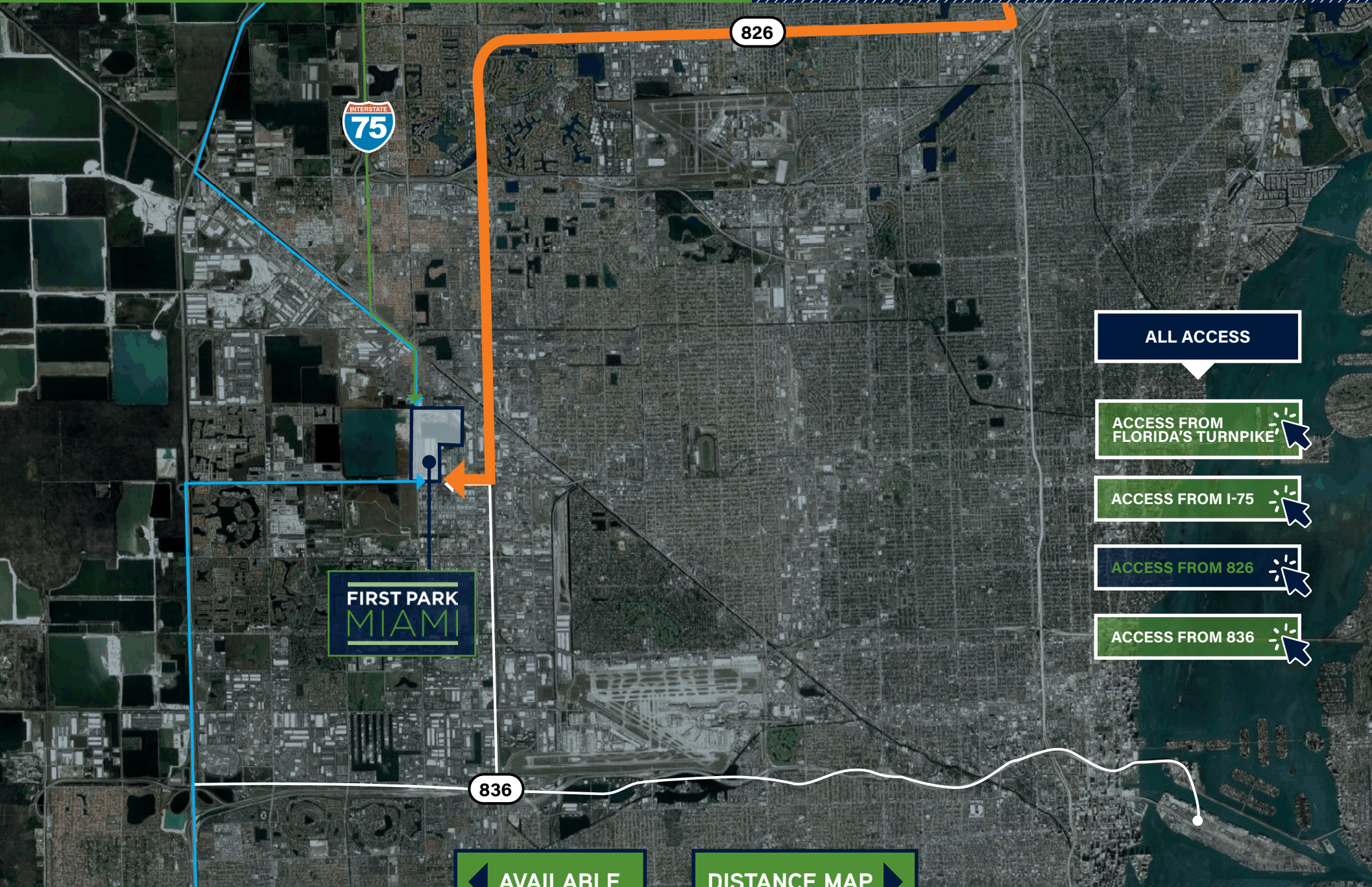
ACCESS FROM 836

◀ AVAILABLE

DISTANCE MAP ▶



# ACCESS FROM 826



FIRST PARK  
MIAMI

ALL ACCESS

ACCESS FROM  
FLORIDA'S TURNPIKE

ACCESS FROM I-75

ACCESS FROM 826

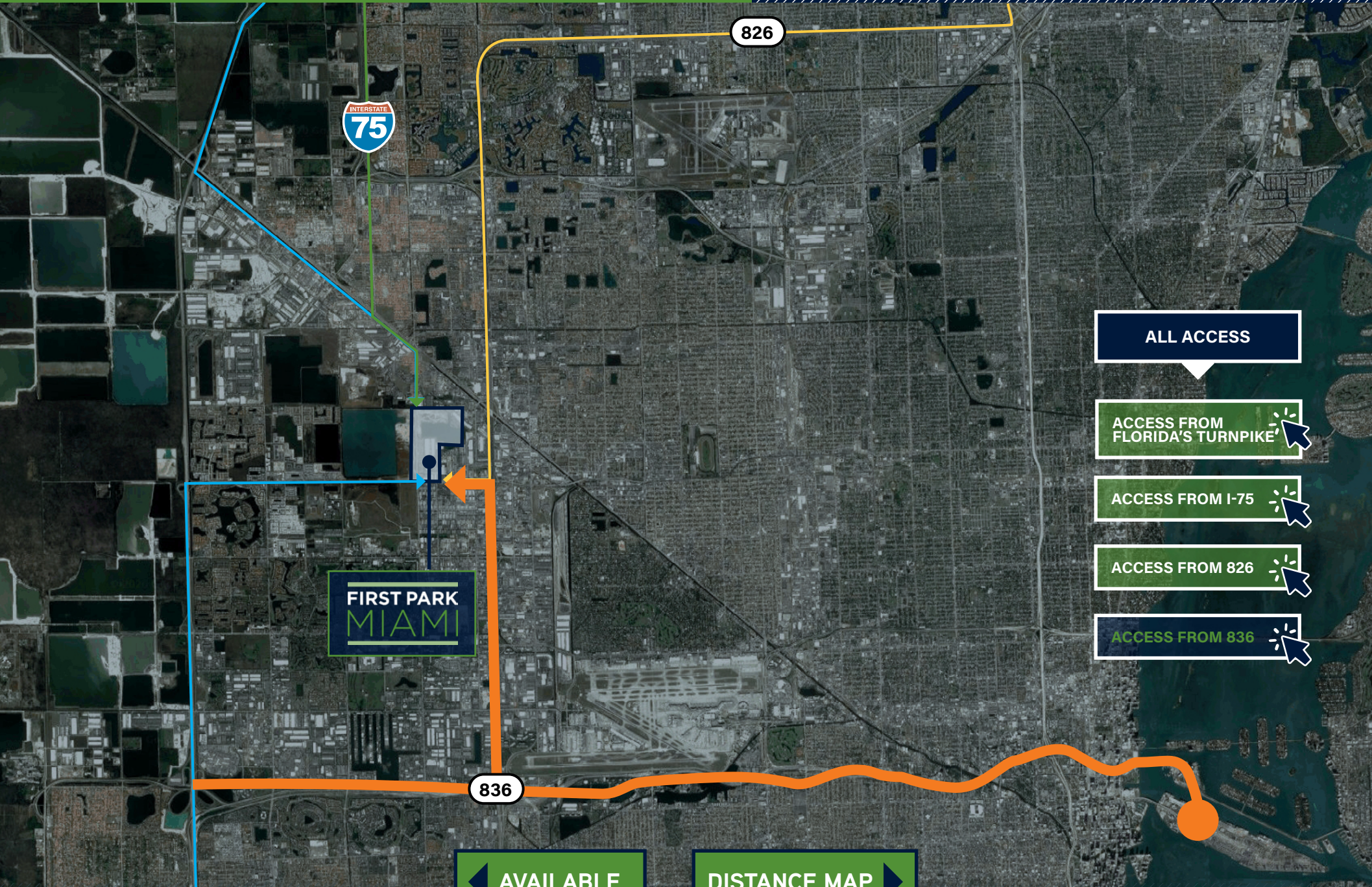
ACCESS FROM 836

◀ AVAILABLE

DISTANCE MAP ▶

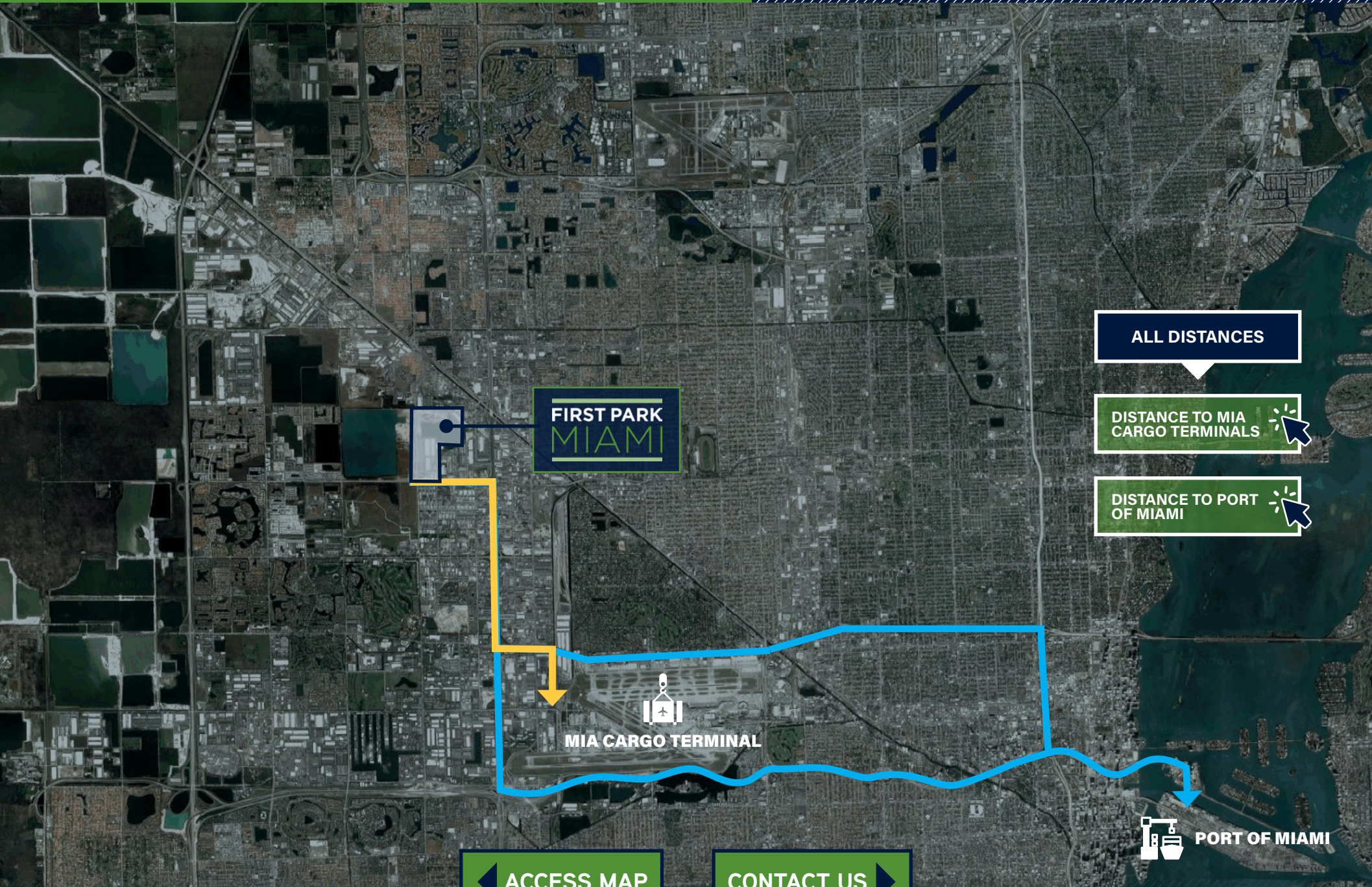


# ACCESS FROM 836





# DISTANCE MAP



FIRST PARK  
MIAMI

MIA CARGO TERMINAL

ALL DISTANCES

DISTANCE TO MIA  
CARGO TERMINALS

DISTANCE TO PORT  
OF MIAMI

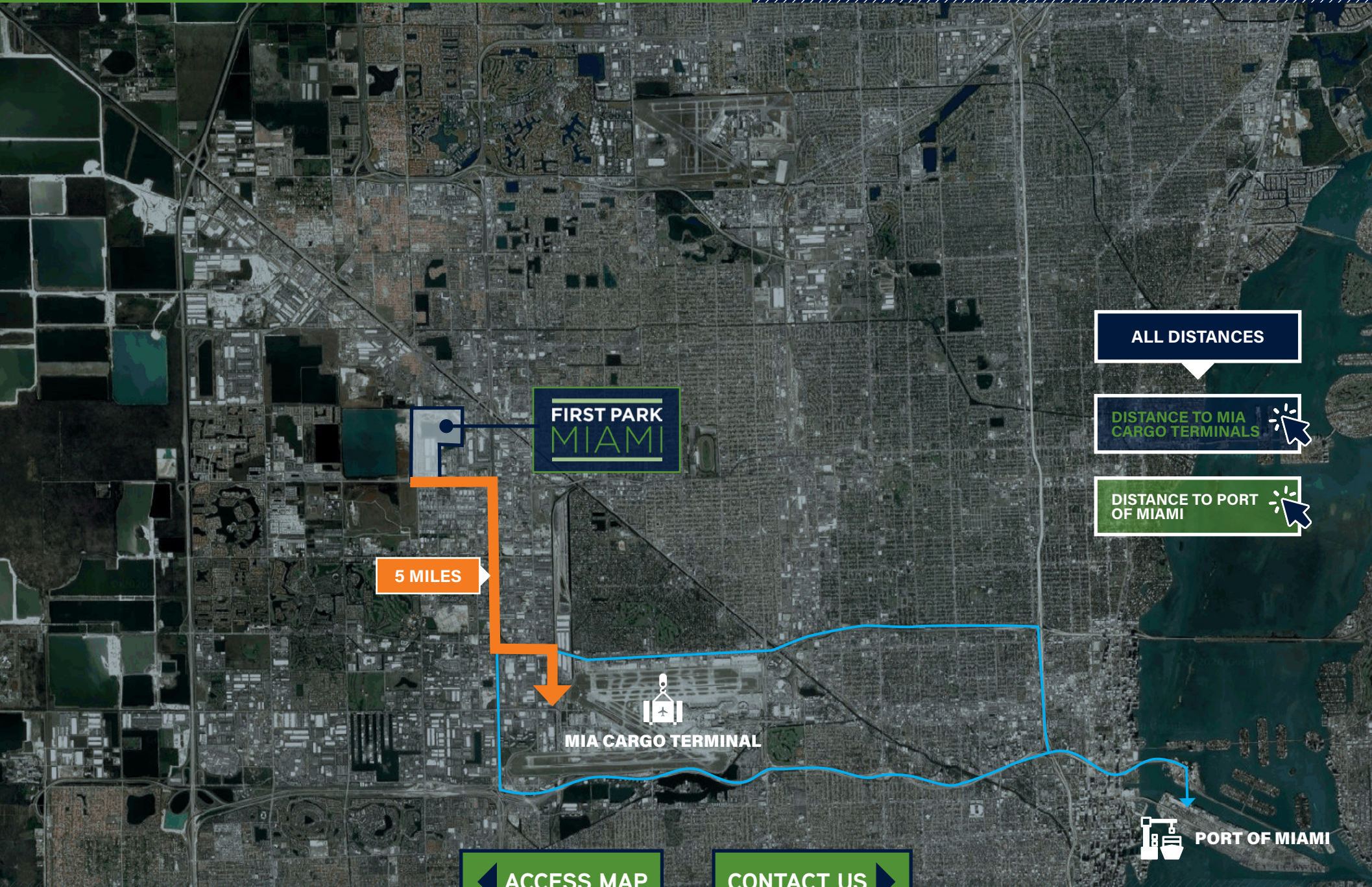
ACCESS MAP

CONTACT US

PORT OF MIAMI



# DISTANCE TO MIA CARGO TERMINALS



FIRST PARK  
MIAMI

5 MILES

MIA CARGO TERMINAL

ALL DISTANCES

DISTANCE TO MIA  
CARGO TERMINALS

DISTANCE TO PORT  
OF MIAMI

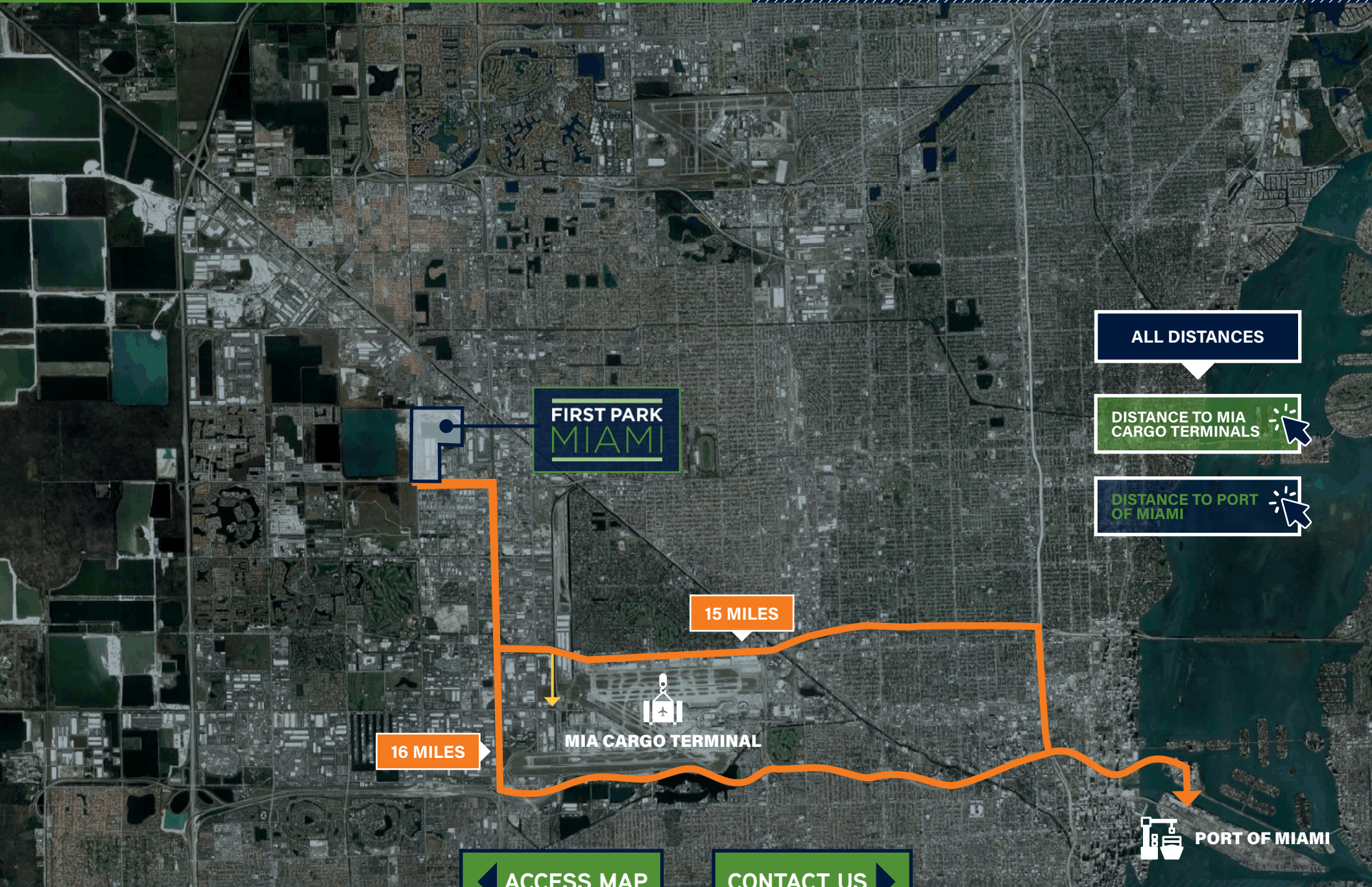
ACCESS MAP

CONTACT US

PORT OF MIAMI



# DISTANCE TO PORT OF MIAMI





# FIRST PARK MIAMI

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