

# BRIDGE POINT COMMERCE CENTER BUILDING A

BRIDGE

Phase II | 21451 NW 47th Avenue | Miami Gardens, FL 33056



## CAPTURING OPPORTUNITIES DELIVERING SUCCESS

### HIGHLIGHTS

- Divisible to +/- 180,000 SF
- Frontage and signage on Florida Turnpike
- Turnpike Visibility (155,310 vehicle traffic per day)
- Campus Environment
- 36' Clear Height
- Join Phase I Tenants including UPS, NOVO Health Services, HapCor, City Furniture, USPS, Wal-Mart & Addison House

### AVAILABLE SPACE

**794,230 SF**

### LAND SIZE

**95.64 Acres**

### DELIVERY DATE

**Q1 2024**

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**CBRE**

## OPTION 1

# 182,358 SF

Building Size: 794,230 SF  
 Spec Office: +/-2,800 SF  
 Clear Height: 36'  
 Exterior Docks: 36  
 Drive-in Doors: 1  
 Car Parking: 0.65/1,000 (117 spaces)  
 Trailer Parking: 38 spaces

## OPTION 2

# 214,757 SF

Building Size: 794,230 SF  
 Spec Office: +/-2,800 SF  
 Clear Height: 36'  
 Exterior Docks: 36  
 Drive-in Doors: 1  
 Car Parking: 0.65/1,000 (139 spaces)  
 Trailer Parking: 45 spaces

## OPTION 3

# 397,115 SF

Building Size: 794,230 SF  
 Spec Office: +/-5,600  
 Clear Height: 36'  
 Exterior Docks: 74  
 Drive-in Doors: 2  
 Car Parking: 0.65/1,000 (257 spaces)  
 Trailer Parking: 83 spaces

