

GLP AIR

LOGISTICS CENTER

7725-7855 NW 41st Street,
Doral, FL 33166



PROJECT HIGHLIGHTS

- Divisible to 35,000 SF
- 23.43 Acres
- 36' Clear Height
- 120'-180' Truck Courts
- 54' Column Spacing
- Campus Environment





DISTRICT 79 SITE DATA	
SITE AREA:	±1,020,269 SF (±23.422 AC)
LANDSCAPE:	100,000 SF (9.8%)
WAREHOUSE 1 PARKING PROVIDED:	170 SPACES (1.00/1000)
WAREHOUSE 2 PARKING PROVIDED:	206 SPACES (1.19/1000)
WAREHOUSE 3 PARKING PROVIDED:	152 SPACES (1.01/1000)
TOTAL BUILDING AREA:	496,954 SF
TOTAL PKG PROVIDED:	528 (1.07/1000)

BUILDING 1

ADDRESS:	7855 NW 41ST STREET, DORAL
BUILDING SIZE:	171,259 SF
AVAILABLE SF:	35,701 SF
SPEC OFFICE:	2,700 SF
CLEAR HEIGHT:	36'
LOADING:	9 DOCK DOORS
PARKING:	1.00/1,000
BUILDING DEPTH:	219'
AVAILABLE:	NOVEMBER 15, 2023

BUILDING 2

ADDRESS:	7755 NW 41ST STREET, DORAL
BUILDING SIZE:	173,761 SF
AVAILABLE SF:	116,634 SF
SPEC OFFICE:	3,300 SF
CLEAR HEIGHT:	36'
LOADING:	27 DOCK DOORS 1 DRIVE-IN
PARKING:	1.19/1,000
BUILDING DEPTH:	219'
AVAILABLE:	NOVEMBER 1, 2023

BUILDING 3

ADDRESS:	7725 NW 41ST STREET, DORAL
BUILDING SIZE:	150,103 SF
AVAILABLE SF:	150,103 SF
SPEC OFFICE:	3,500 SF
CLEAR HEIGHT:	36'
LOADING:	30 DOCK DOORS 2 DRIVE-INS
PARKING:	1.01/1,000
BUILDING DEPTH:	219'
AVAILABLE:	JANUARY 2024

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DAVID ALBERT, PA

Executive Vice President
+1 305 381 6474
david.albert@cbre.com

DEVIN WHITE

Executive Vice President
+1 305 381 6409
devin.white@cbre.com

TOM O'LOUGHLIN

Executive Vice President
+1 954 356 0468
tom.oloughlin@cbre.com

LARRY GENET

Executive Vice President
+1 954 331 1740
larry.genet@cbre.com

LOCATION

SR 826

.5 mile

836

2 miles

FLORIDA TURNPIKE ACCESS

4 miles

I-95

9 miles

I-75

7 miles

MIA CARGO ENTRANCE

2 miles

PORT MIAMI

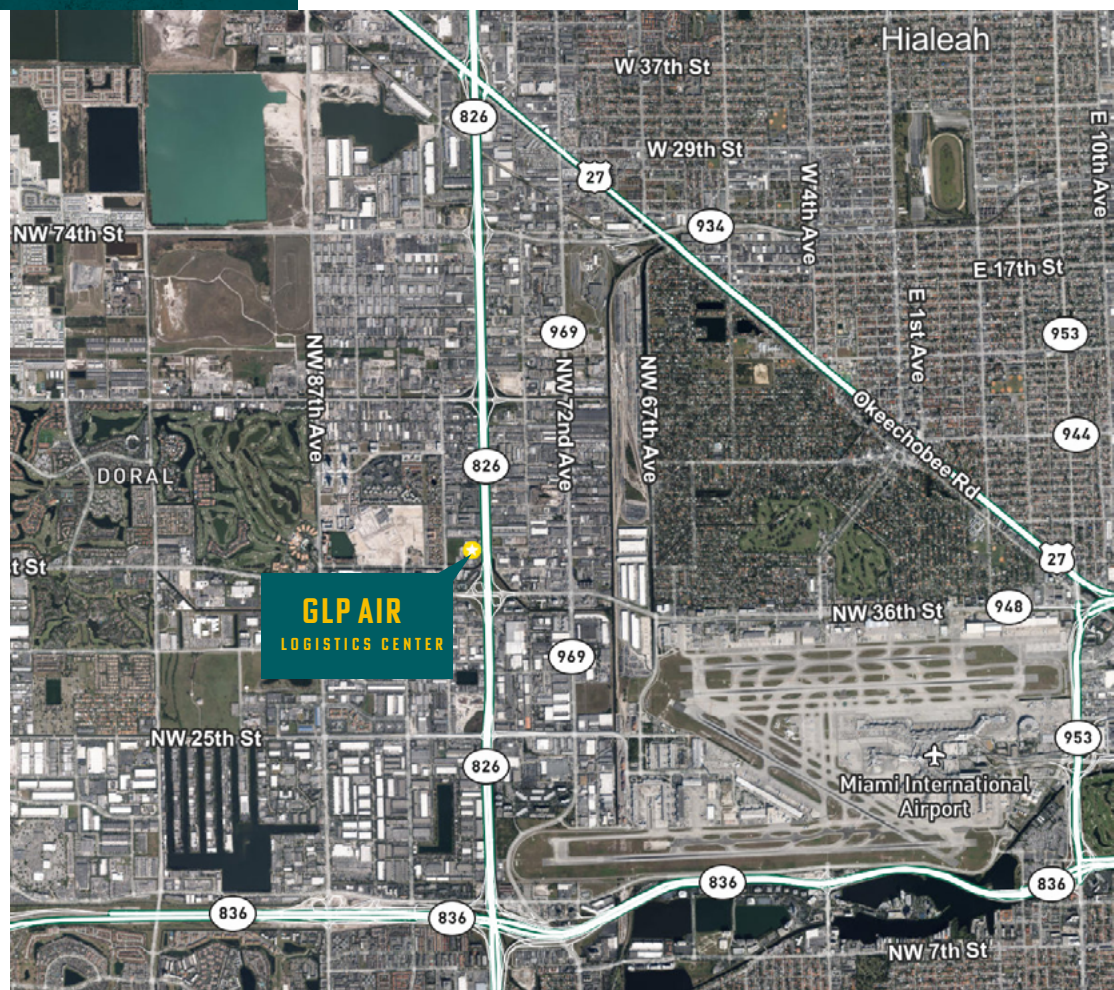
12 miles

FLL AIRPORT

31 miles

PORT EVERGLADES

32 miles



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