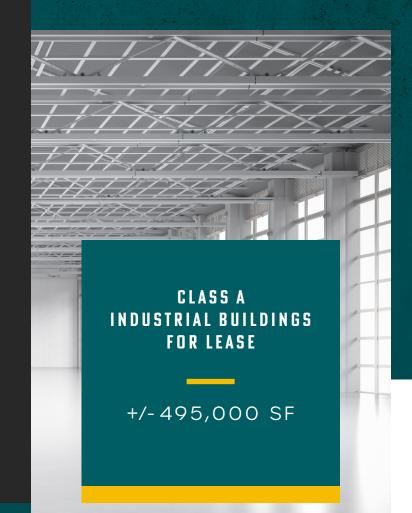
# MODLO AIR

LOGISTICS CENTER

7777 NW 41st Street Doral, FL 33166











## PROJECT HIGHLIGHTS

MADE TO MEET THE NEEDS OF MODERN SUPPLY CHAINS, WE'RE MODLO - MODERN LOGISTICS.

- Divisible to 40,000 SF
- 23.43 Acres
- 36' Clear Height
- 120'-180' Truck Courts
- 54' Column Spacing
- Campus Environment
- June 2022 Delivery







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### BUILDING 2

### **BUILDING 3**

BUILDING SIZE:	171,254 SF	BUILDING SIZE:	173,716 SF	BUILDING SIZE:	150,103 SF
SPEC OFFICE:	3,300 SF	SPEC OFFICE:	3,300 SF	SPEC OFFICE:	1,150 SF
CLEAR HEIGHT:	36′	CLEAR HEIGHT:	36′	CLEAR HEIGHT:	36′
LOADING:	38 DOCK DOORS 2 DRIVE-INS	LOADING:	42 DOCK DOORS 2 DRIVE-INS	LOADING:	30 DOCK DOORS 2 DRIVE-INS
CAR PARKING:	170	CAR PARKING:	206	CAR PARKING:	152
AVG BAY SIZE:	11,826 SF	AVG BAY SIZE:	11,826 SF	AVG BAY SIZE:	11,826 SF
BUILDING DEPTH:	219′	BUILDING DEPTH:	219′	BUILDING DEPTH:	219′
AVAILABLE:	JUNE 2022	AVAILABLE:	JUNE 2022	AVAILABLE:	JUNE 2022

## **MODLO AIR**

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CBRE.US/MODLOAIRLOG

## LOCATION

**SR 826** 

.5 mile

836

2 miles

**FLORIDA TURNPIKE ACCESS** 

4 miles

1-95

9 miles

1-75

7 miles

**MIA CARGO ENTRANCE** 

2 miles

**PORT MIAMI** 

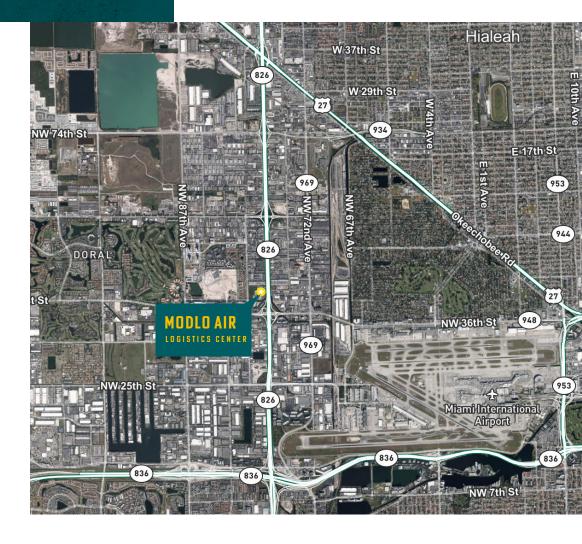
12 miles

FLL AIRPORT

31 miles

**PORT EVERGLADES** 

32 miles



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