

# BRIDGE POINT COMMERCE CENTER

[cbre.us/bpccfl](https://cbre.us/bpccfl) | 4310 NW 215<sup>th</sup> Street | Miami Gardens, FL

 **BRIDGE**



## CAPTURING OPPORTUNITIES DELIVERING SUCCESS

DELIVERING UP TO ±2.7M SF

OVERVIEW

PHASE I

PHASE II

ACCESS MAP

ABOUT BRIDGE

**DAVID ALBERT, P.A.**

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**TOM O'LOUGHLIN**

Executive Vice President  
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**CBRE**



## HIGHLIGHTS

Total: ±184.06 Acres  
Phase I: ±88.42 Acres  
Phase II: ±95.64 Acres  
Phase I delivered (fully leased)  
Phase II Q1 2023 delivery  
Frontage and signage on Florida Turnpike  
Turnpike Visibility (155,310 vehicle traffic per day)  
Campus Environment  
32'-36' Clear Height  
Build-to-suit opportunities  
Fully secured  
Phase I tenants include UPS, NOVO Health Services, HapCor, City Furniture, USPS & Addison House

[HOME](#)[SITE PLAN](#)



# SITE PLAN - PHASE I & II





# PHASE I - BUILDING A

BRIDGE

BUILDING A

4310 NW 215<sup>TH</sup> STREET

AVAILABLE:

**FULLY LEASED**

Building Size: 286,991 SF

Spec Office: 1,879 SF

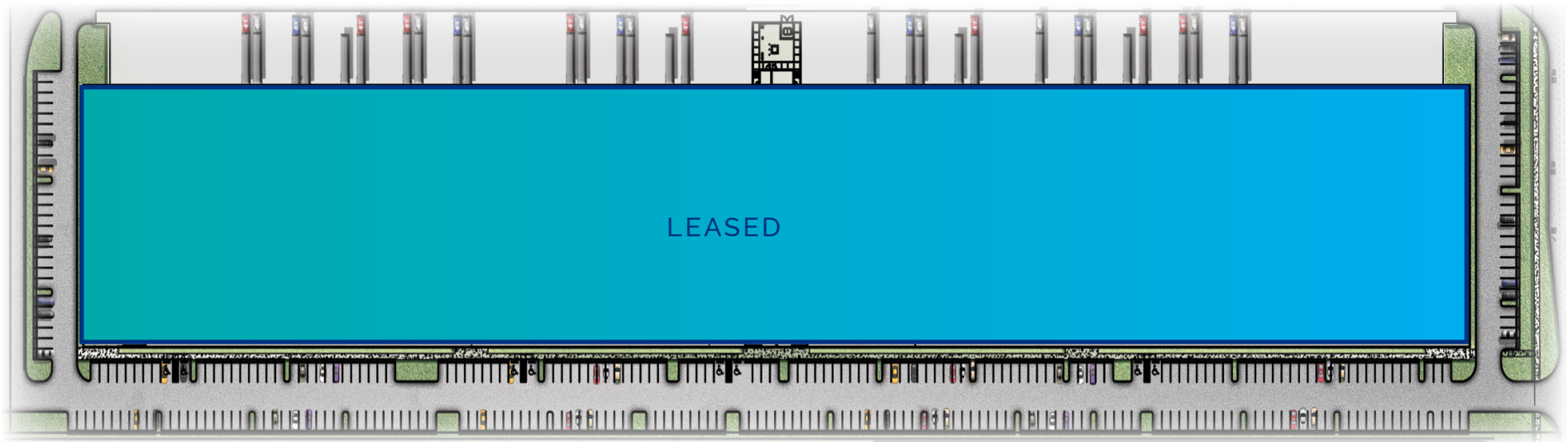
Clear Height: 32'

Exterior Docks: 90

Drive-in Doors: 2

Parking: 343 car stalls (1.20/1,000)

Bay Size: 50' x 54' (60' speed bay)



SITE PLAN

HOME

BUILDING B





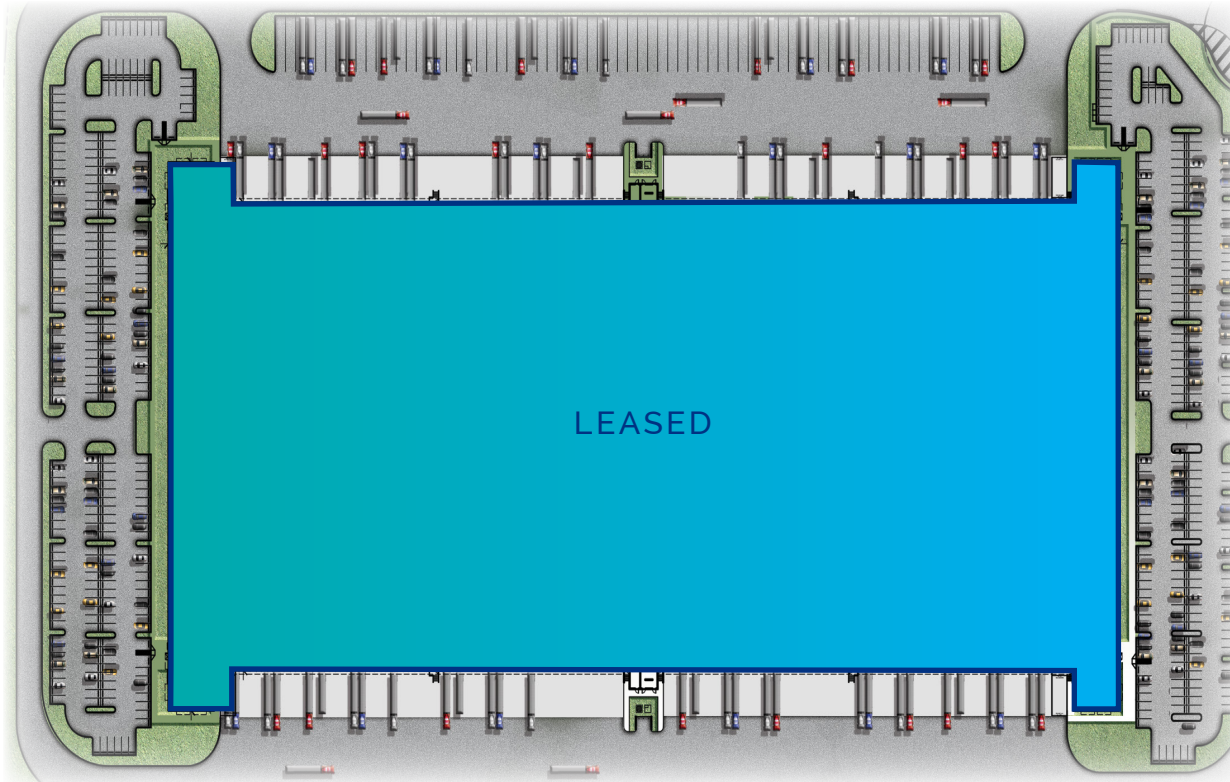
# PHASE I - BUILDING B

BRIDGE

BUILDING B  
21201 NW 43<sup>RD</sup> AVENUE  
AVAILABLE:

**FULLY LEASED**

Building Size: 534,881 SF  
Divisible To: +/- 90,000 SF  
Spec Office: 3,350 SF  
Clear Height: 36'  
Exterior Docks: 45  
Drive-in Doors: 2  
Parking: 234 car stalls, 22 trailer drops  
Bay Size: 54' x 54' (70' speed bay)



[← BUILDING A](#)

[HOME](#)

[BUILDING C →](#)



# PHASE I - BUILDING C

BRIDGE

## BUILDING C

4350 NW 215<sup>TH</sup> STREET

**FULLY LEASED**

Building Size: 286,991 SF

Divisible To: 34,424 SF

Spec Office: 2,309 SF

Clear Height: 32'

Exterior Docks: 90

Drive-in Doors: 2

Parking: 334 car stalls (1.16/1,000)

Bay Size: 50' x 54' (60' speed bay)



[← BUILDING B](#)

[HOME](#)

[PHASE II →](#)



# PHASE II - BUILDINGS A & B



## BUILDING A

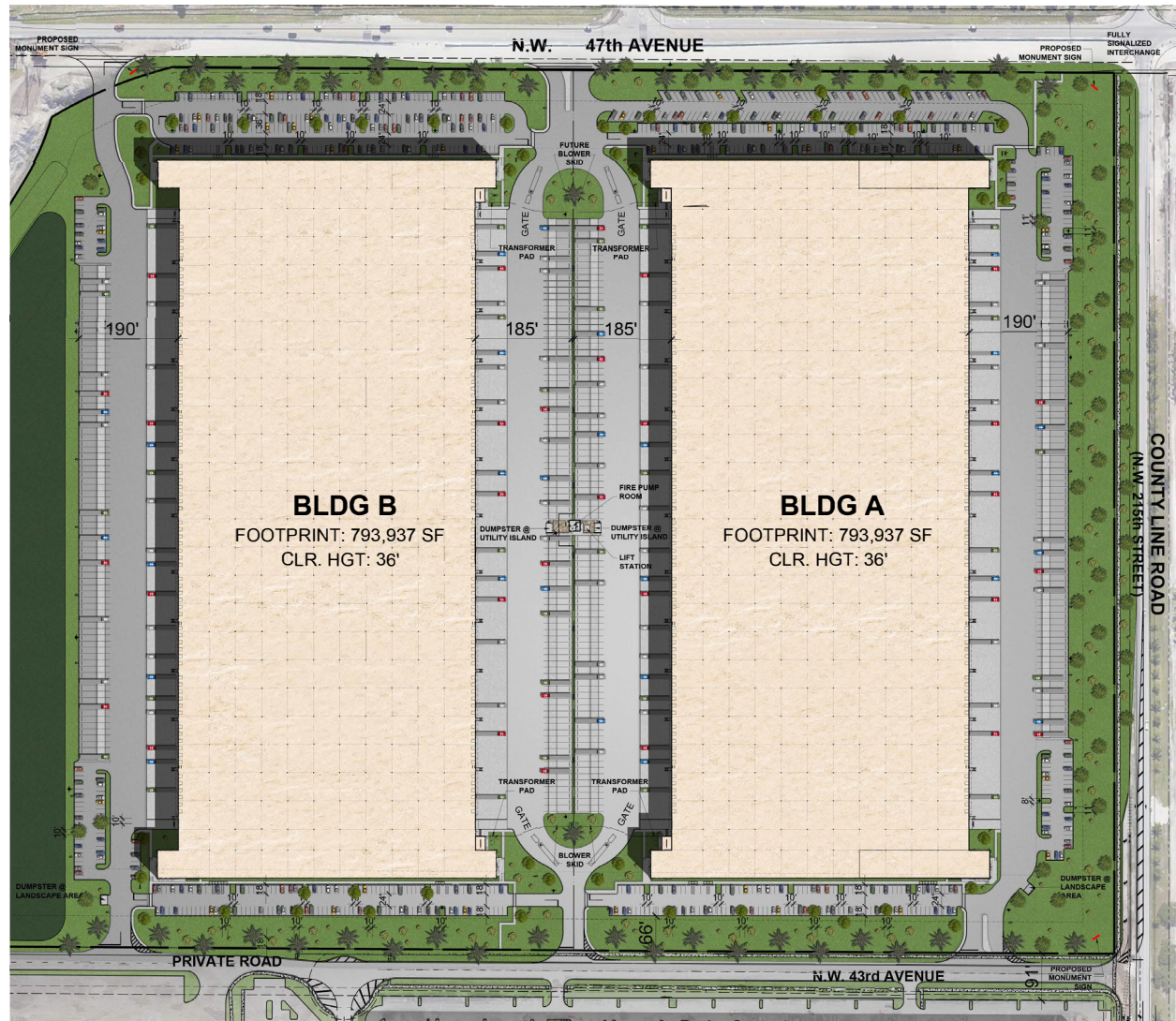
# 793,937 SF

Building Size: 793,937 SF  
Divisible To: +/- 80,000 SF  
Spec Office: To Suit  
Clear Height: 36'  
Exterior Docks: 138  
Drive-in Doors: 4  
Trailer Parking: 193  
Bay Size: 50' x 54' (60' speed bay)

## BUILDING B

# 793,937 SF

Building Size: 793,937 SF  
Divisible To: +/- 80,000 SF  
Spec Office: To Suit  
Clear Height: 36'  
Exterior Docks: 138  
Drive-in Doors: 4  
Trailer Parking: 198  
Bay Size: 50' x 54' (60' speed bay)

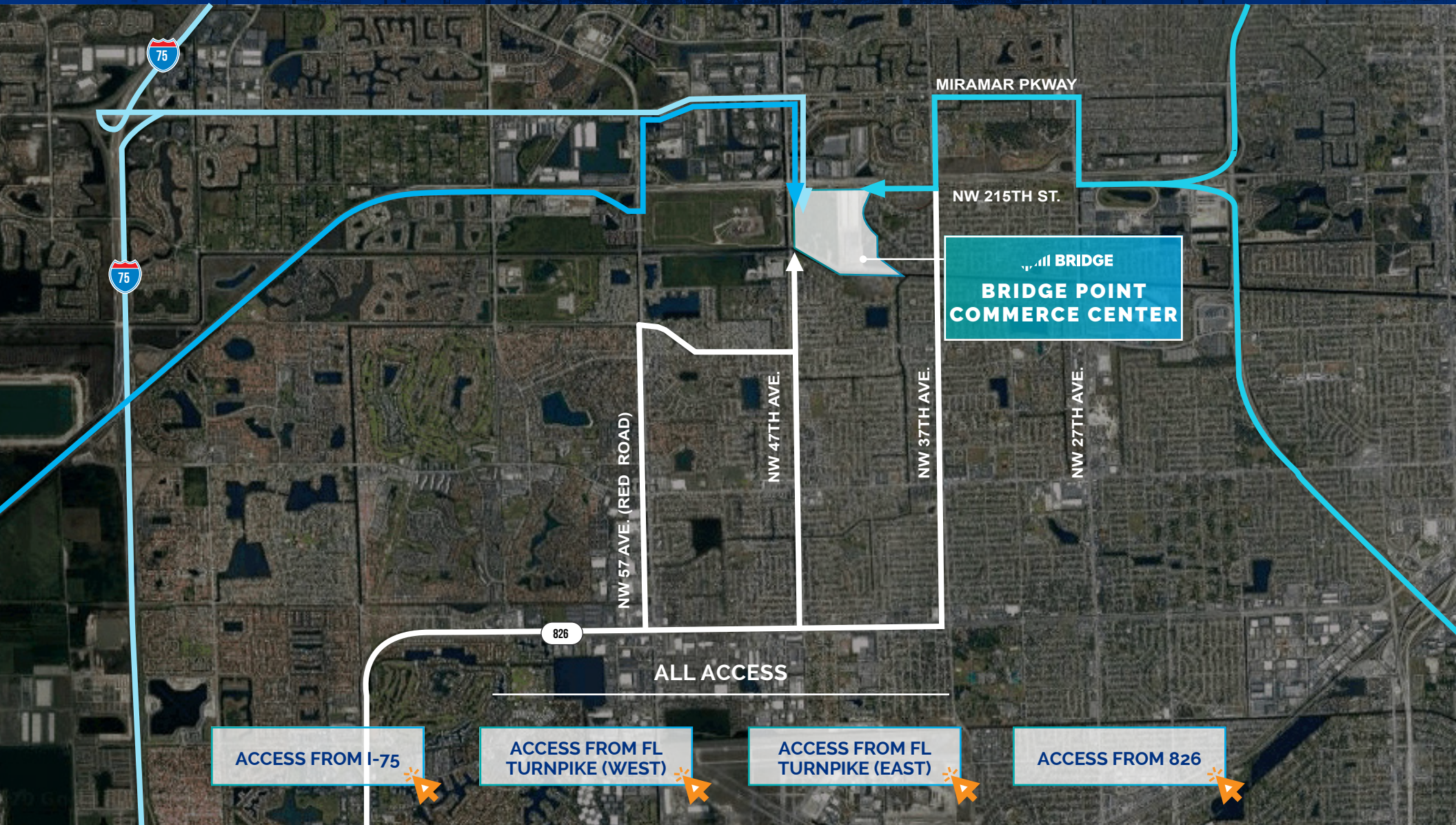


[← BUILDING C](#)

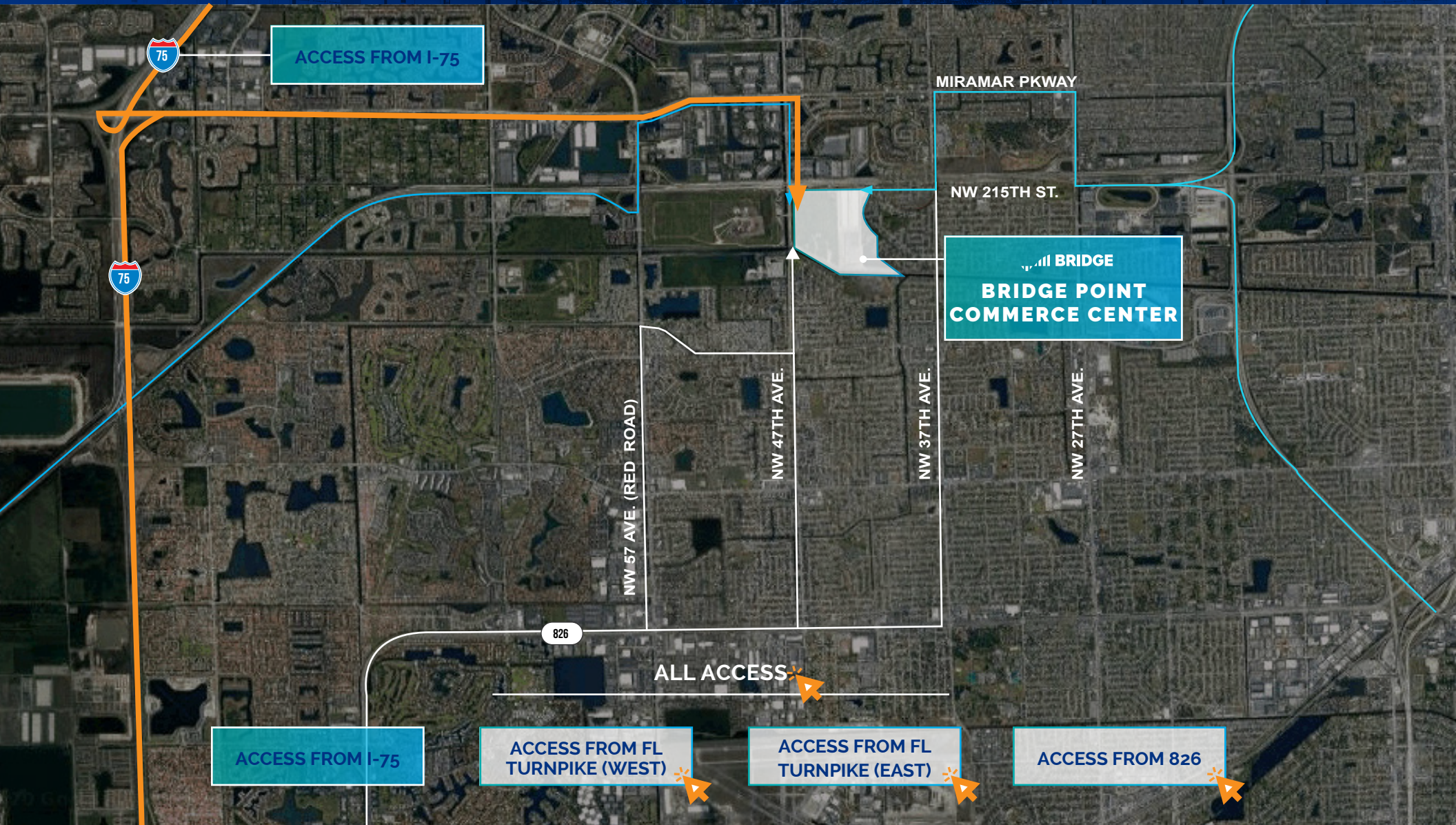
[HOME](#)

[ACCESS MAP →](#)

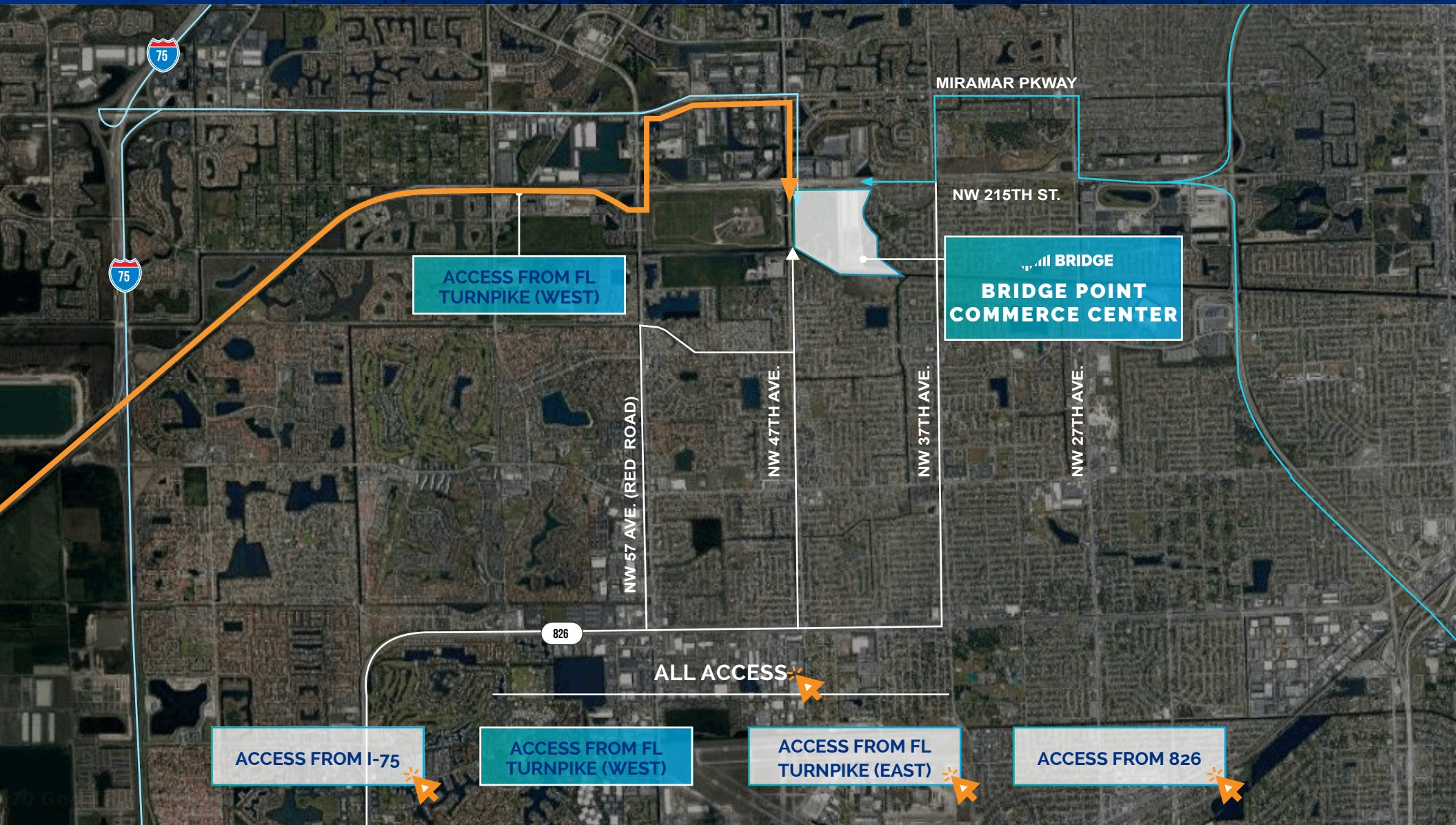




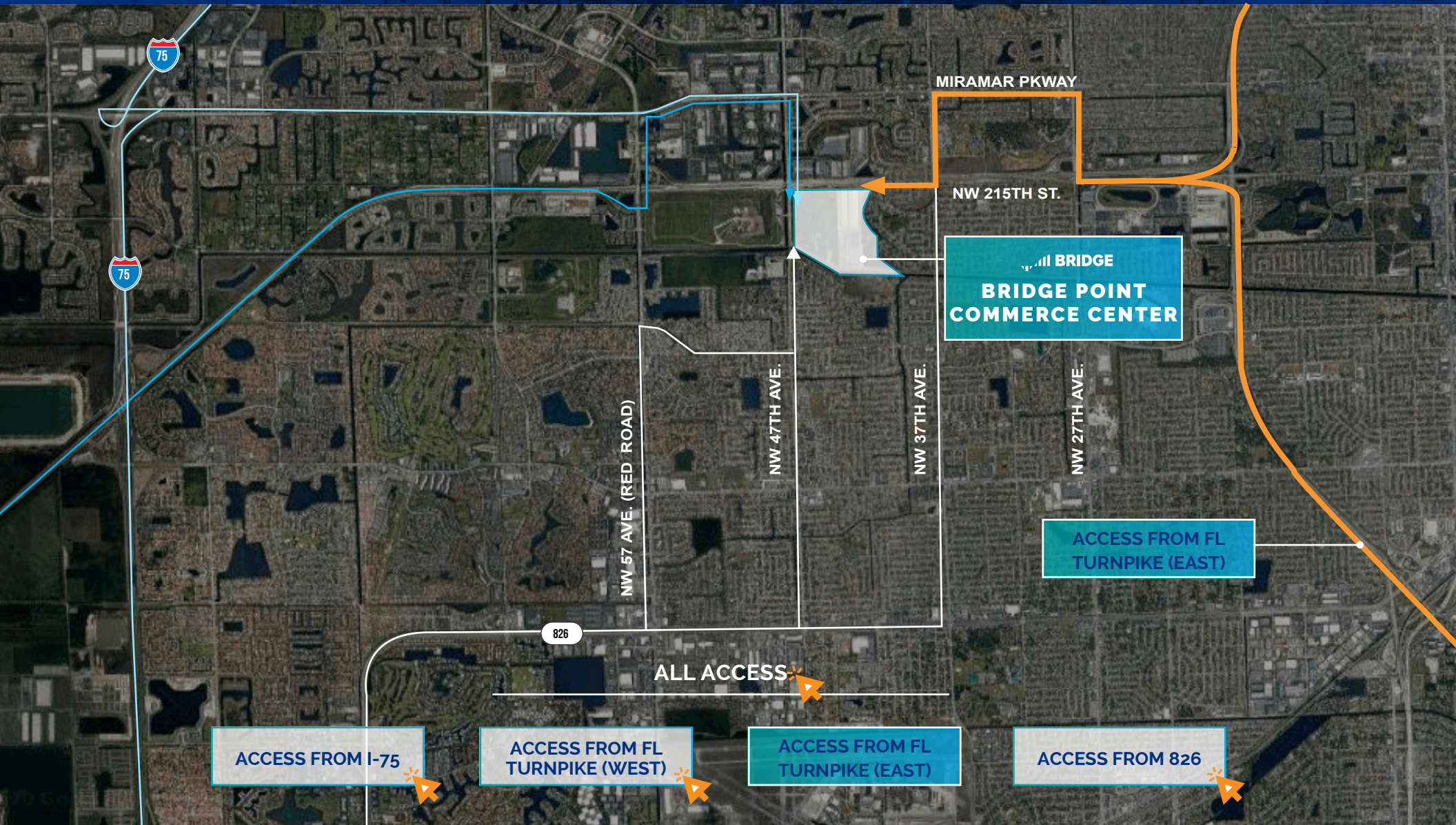




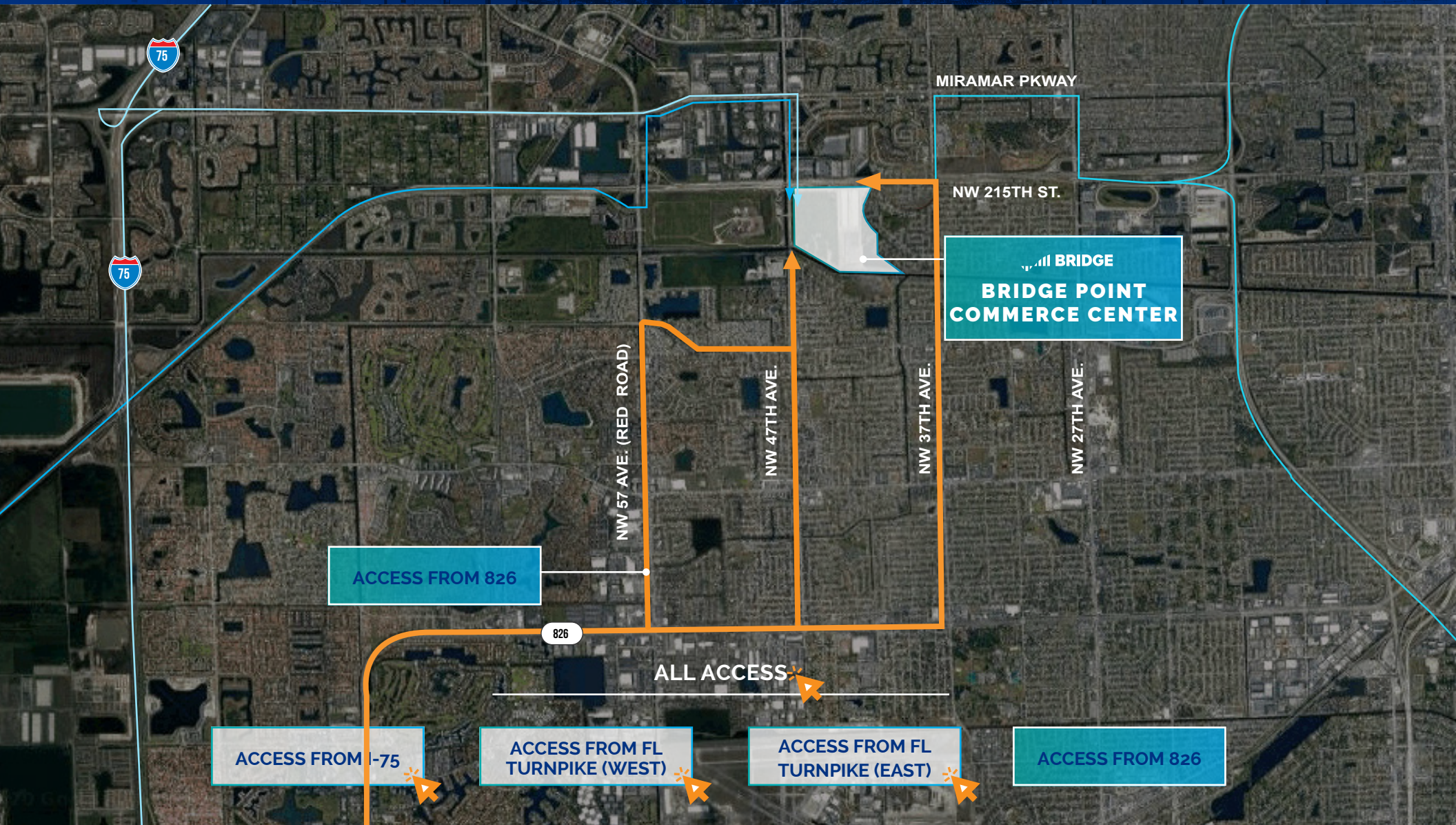










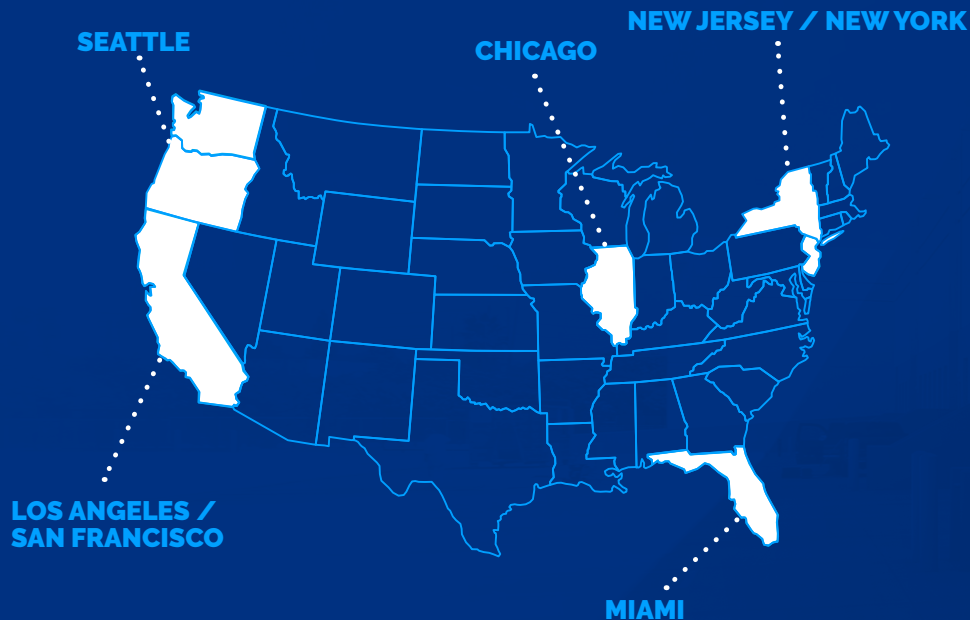




# 44 MILLION+ SF NATIONWIDE

BRIDGE is a privately-owned firm that focuses on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL REAL ESTATE** in the supply constrained **U.S. CORE** industrial markets of **Chicago, Miami, New Jersey/New York, Los Angeles/San Francisco** and **Seattle**.

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

2020 • Deal of the Year, NAIOP New Jersey  
2019 • Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal  
2019 • Developer of the Year, NAIOP South Florida  
2019 • Developer of the Year, NAIOP Chicago  
2019 • Industrial Speculative Development of the Year, NAIOP Chicago  
2019 • Community Appearance Award, City of Fort Lauderdale  
2018 • Developer of the Year, Chicago Commercial Real Estate Awards  
2018 • Developer of the Year, NAIOP South Florida  
2018 • Industrial Speculative Development of the Year, NAIOP Chicago  
2018 • Commercial Real Estate Project of the Year, South Florida Business Journals  
2018 • Deal of the Year, NAIOP New Jersey  
2018 • Community Appearance Award, City of Fort Lauderdale  
2017 • Project of the Year, NAIOP South Florida  
2017 • Industrial Speculative Development of the Year, NAIOP Chicago  
2016 • Developer of the Year, NAIOP South Florida  
2015 • Industrial Redevelopment of the Year, NAIOP Chicago  
2015 • Developer of the Year, NAIOP Chicago  
2015 • Developer of the Year, Chicago Commercial Real Estate Awards  
2014 • Industrial Redevelopment of the Year, NAIOP Chicago  
2011 • Developer of the Year, Chicago Commercial Real Estate Awards

### HEADQUARTERS

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