



CROSSPOINTE

COMMERCE CENTER

14001 NW 112 Avenue Hialeah Gardens, FL 33018





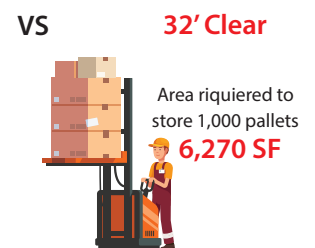
PROPERTY SUMMARY

Address	14001 NW 112th Avenue, Hialeah Gardens, FL 33018
Square Feet	154,479 SF
Year Built	2019
Site Size	10.0 Acres
Clear Span Height	32'
Building Depth	159'
Truck Court Depth	120'
Dock Doors	24
Drive-In Doors	4 (Ramps)
Car Parking	146 Spaces

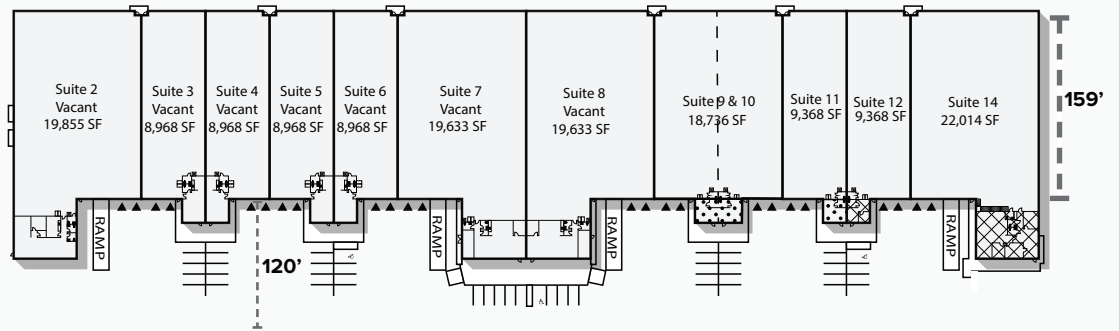
Column Width	54'
Dock Equipment	Bumpers and Canopies
Construction	Tilt-up Concrete & Glass
Roof System	60 mil single-ply membrane over iso insulation
Fire Protection	ESFR Sprinkler System
Lighting	54-watt T5's
Power	2,400 Amp/ 480 Volt / 3 Phase, provisioning for 200 Amp service to each unit.
Assessor No.	27-2019-001-0660

Increasing Clear Height for Maximum Efficiency

The vertical expansion to taller clear heights is based on the efficiencies in utilizing more cubic space rather than a larger footprint, maximizing the volume of the "cube". Taller clear heights allow companies to store more palletized product, which translates to lower occupancy costs per square foot.



PARK LAYOUT



LOCATION HIGHLIGHTS

- ▶ Immediate Turnpike access
- ▶ Future Florida Turnpike freeway overpass at NW 138th Street.
- ▶ Multiple points of ingress/egress with two access points along NW 140th Street and one along NW 112th Avenue.
- ▶ New Florida Turnpike interchange at NW 170th Street is underway with a planned 2023 completion. The interchange will immensely enhance access for the surrounding neighborhood, including the Subject.



ACCESSIBILITY



0.3
MILES



0.5
MILES



2.4
MILES



3.5
MILES



12.7
MILES



19.6
MILES



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