

21201 NW 43rd Avenue  
Miami Gardens, FL 33055

LEASED BY  
**CBRE**



# Commerce Center I Building 3



**179,634 SF**

Available Space

**29 Acres**

Land Size

**Delivered**

Delivery Date

[KURVINDUSTRIAL.COM](http://KURVINDUSTRIAL.COM)

# Building Specs

**ADDRESS:**

Building 3  
21201 NW 43rd Avenue

**SPEC OFFICE:**

3,350 SF

**DRIVE-IN DOORS:**

2

**AVAILABLE:**

179,634 SF

**PARKING:**

234

**BAY SIZE:**

50' x 54'

**BUILDING SIZE:**

534,881 SF

**CLEAR HEIGHT:**

36'

**SPEED BAY SIZE:**

60'

**EXTERIOR DOCKS:**

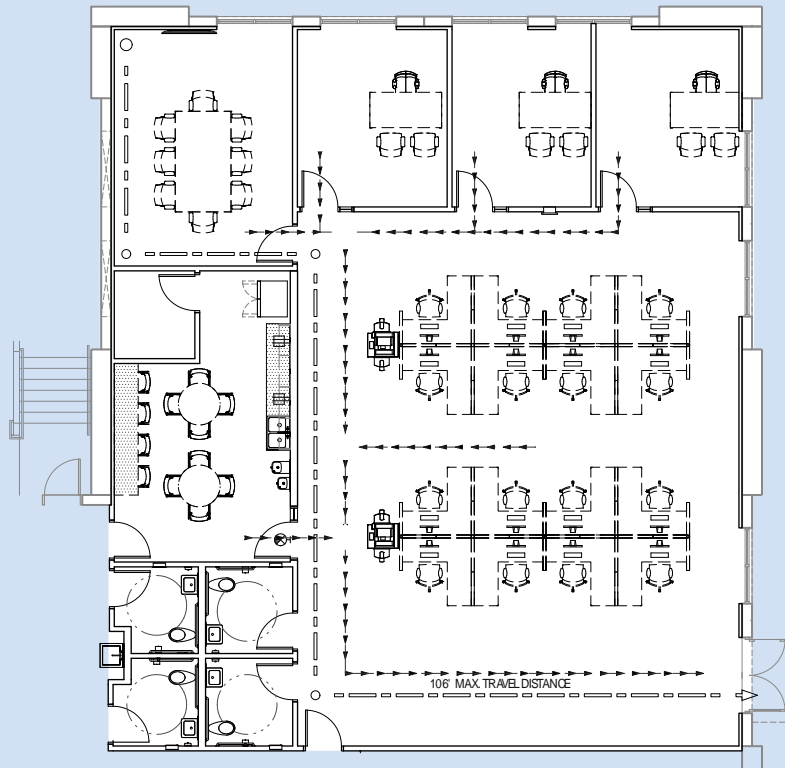
45

## Additional Highlights

- Turnpike Visibility (155,310 vehicle traffic per day)
- On-Site Trailer Parking
- Campus Environment



SPEC OFFICE  
3,350 SF



# Unit Optionality

## SPACE A

### LOADING

23 Docks/ 1 Ramp

### OFFICE SF

3,350

### CAR PARKING

117

### TRAILER PARKING

23

## SPACE B

### LOADING

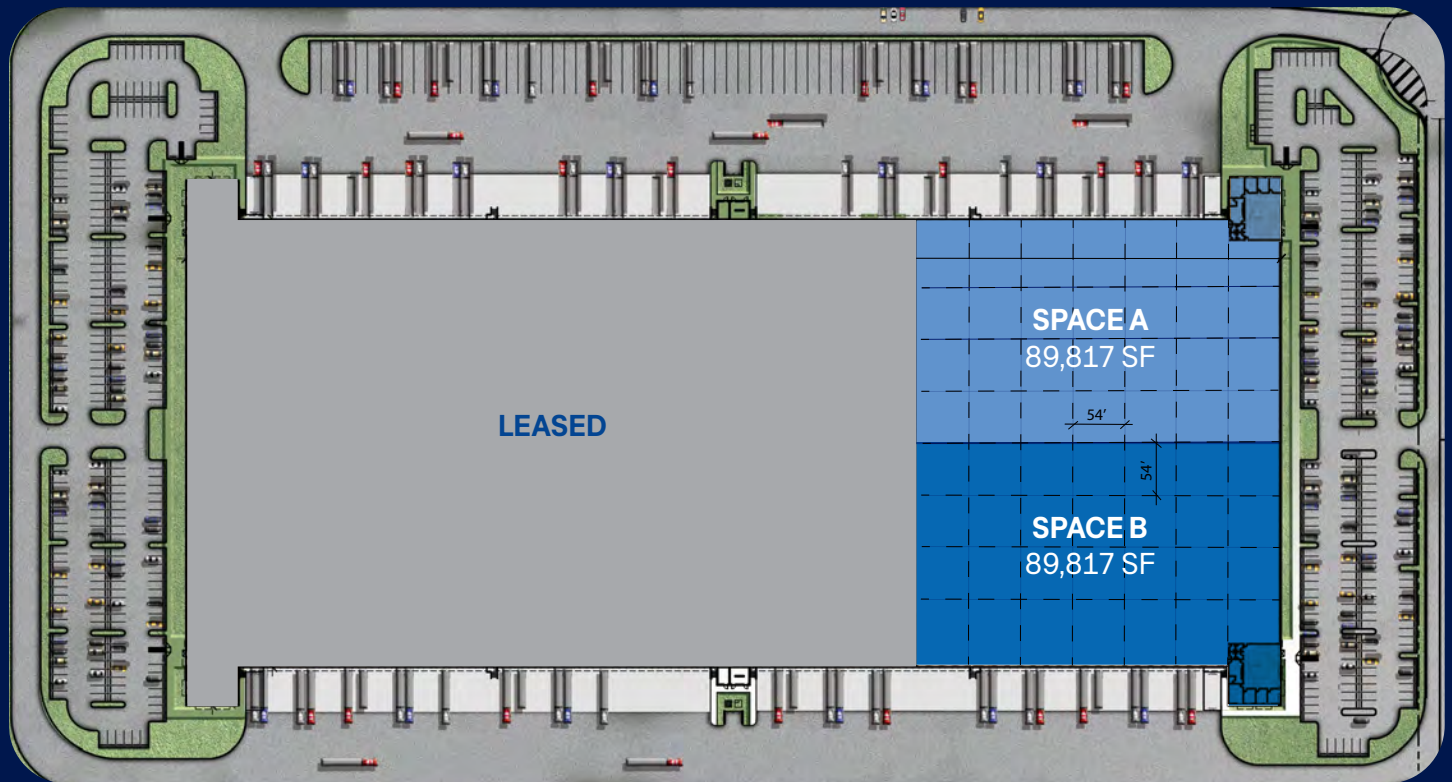
22 Docks/ 1 Ramp

### OFFICE SF

3,350 (To Be Built)

### CAR PARKING

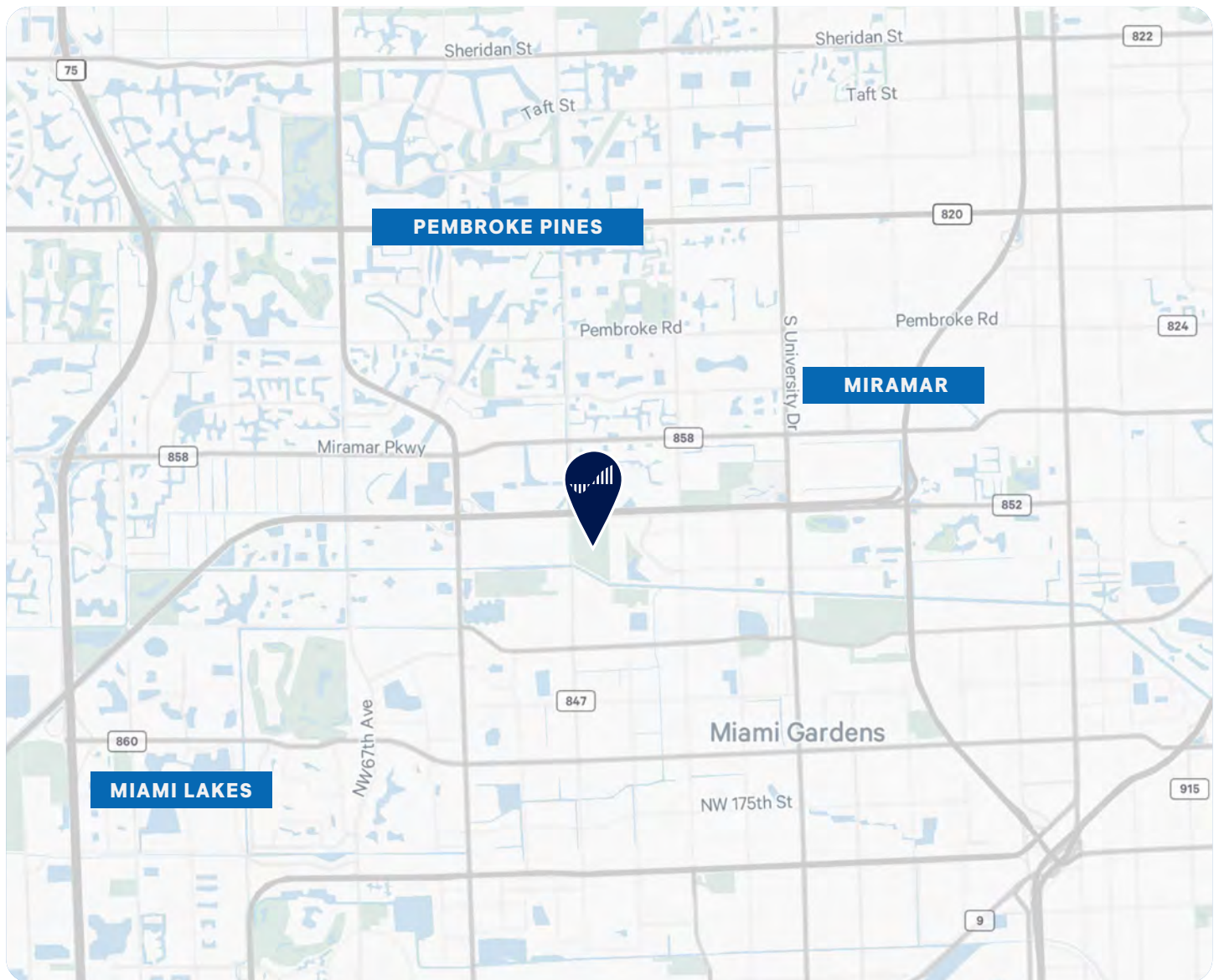
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# Strategic Location

Class-A Development and Move-In Ready.

- Turnpike Visibility (155,310 vehicle traffic per day)
- Campus Environment
- 36' Clear Height
- Phase I Delivered (97% leased)



# Centrally Located off Florida's Turnpike

Centrally located, Kurv Commerce Center is equidistant from Miami International Airport and Fort Lauderdale-Hollywood International Airport and offers immediate access to all points in South Florida via the Florida Turnpike and I-75.

Florida's Turnpike Ramp  
2 miles | 5 min

Fort Lauderdale International Airport  
16.8 miles | 25 min

Florida's Turnpike and I-95 Interchange  
4.4 miles | 12 min

Port of Miami  
18 miles | 36 min

Miami International Airport  
15 miles | 28 min

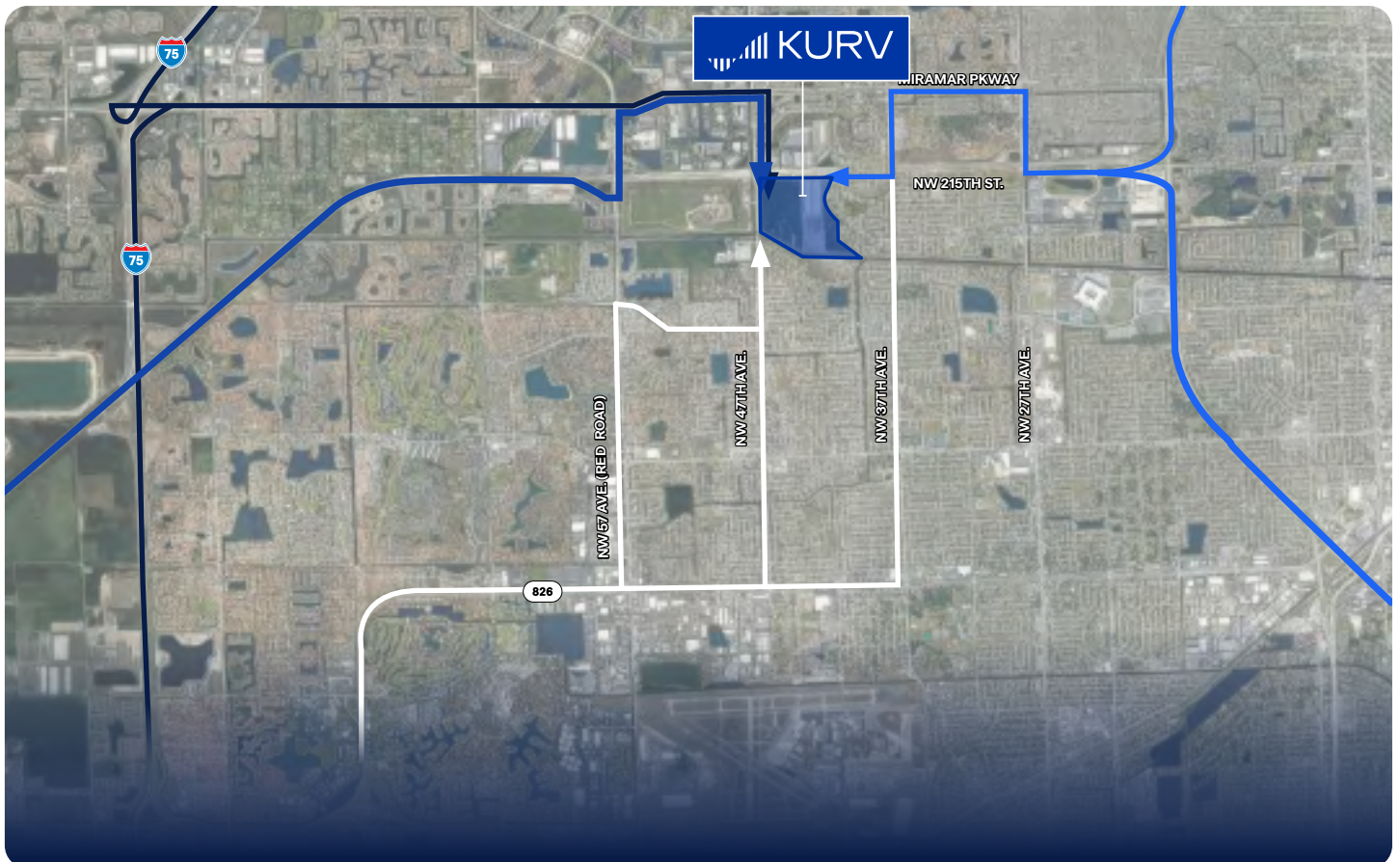
Port Everglades  
18 miles | 28 min

Qualified Employees within a 60-Minute Drive  
+2 Million

# Immediate Availability



# Access





# 76M+ SF

Acquired & Developed  
since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

## Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



### TERMS

Available on a new lease direct from the landlord.

### LEASING INFORMATION

Please contact listing agents below.



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