

# GATEWAY

COMMERCE PARK

EASTGROUP  
PROPERTIES

## 30,000 SF to 97,183 SF For Lease Class A+ Space with Turnpike frontage

Building 1, End-Cap Unit  
1624 NW 215th Street,  
Miami Gardens, FL 33056

Available Q1 2027

To learn more, please contact the leasing team:

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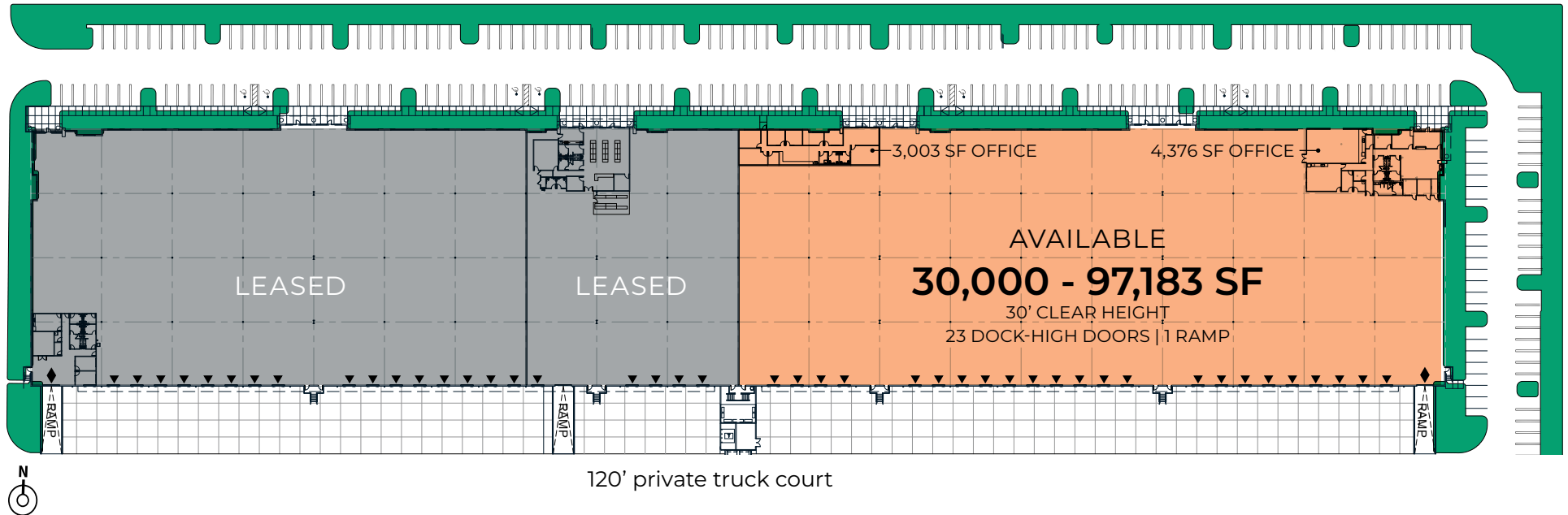
**Matt Maciag**  
305.960.8409  
matt.maciag@jll.com

LEASED BY



# SUITE 1624

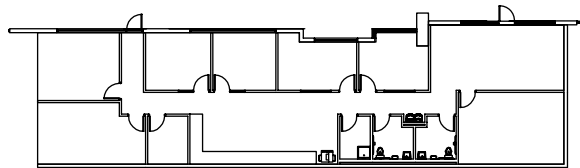
## 30,000 - 97,183 SF Available



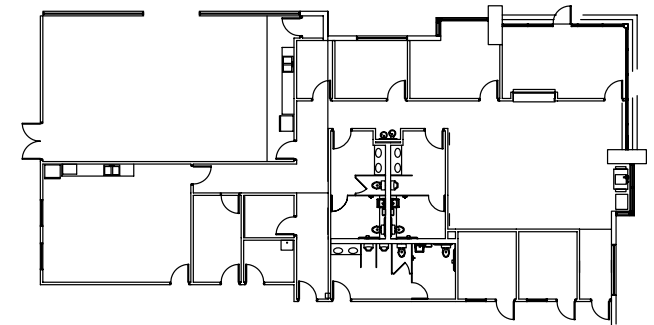
### SPACE HIGHLIGHTS

- End-cap unit
- 30' clear height
- 23 dock-high doors (9' x' 10')
- 1 drive-in ramp
- 1.25/1,000 SF parking ratio
- 50' x 45' typical column spacing
- Rear loading
- LED lighting
- ESFR sprinklers
- Frontage on Florida Turnpike

### SUITE 1632 OFFICE 3,003 SF



### SUITE 1624 OFFICE 4,376 SF



## A STATE-OF-THE-ART CLASS A WAREHOUSE OPPORTUNITY

Gateway Commerce Park is a state-of-the-art, new Class A warehouse development strategically located at the Miami-Dade and Broward County line. Spanning 61 acres, Gateway Commerce Park is unmatched in offering its customers direct access to all major highways and is proximate to both, Miami-Dade and Broward County airports, sea ports, and critical centers.

## DRIVING DISTANCE TO MAJOR INTERNATIONAL GATEWAYS



Miami International	19 min.
Fort Lauderdale Int'l	16 min.



Port Miami	17 min.
Port Everglades	17 min.

## UNMATCHED ACCESS TO MAJOR HIGHWAYS

Gateway Commerce Park has direct access to Florida Turnpike, I-95, S.R. 826 and I-75.



# EASTGROUP

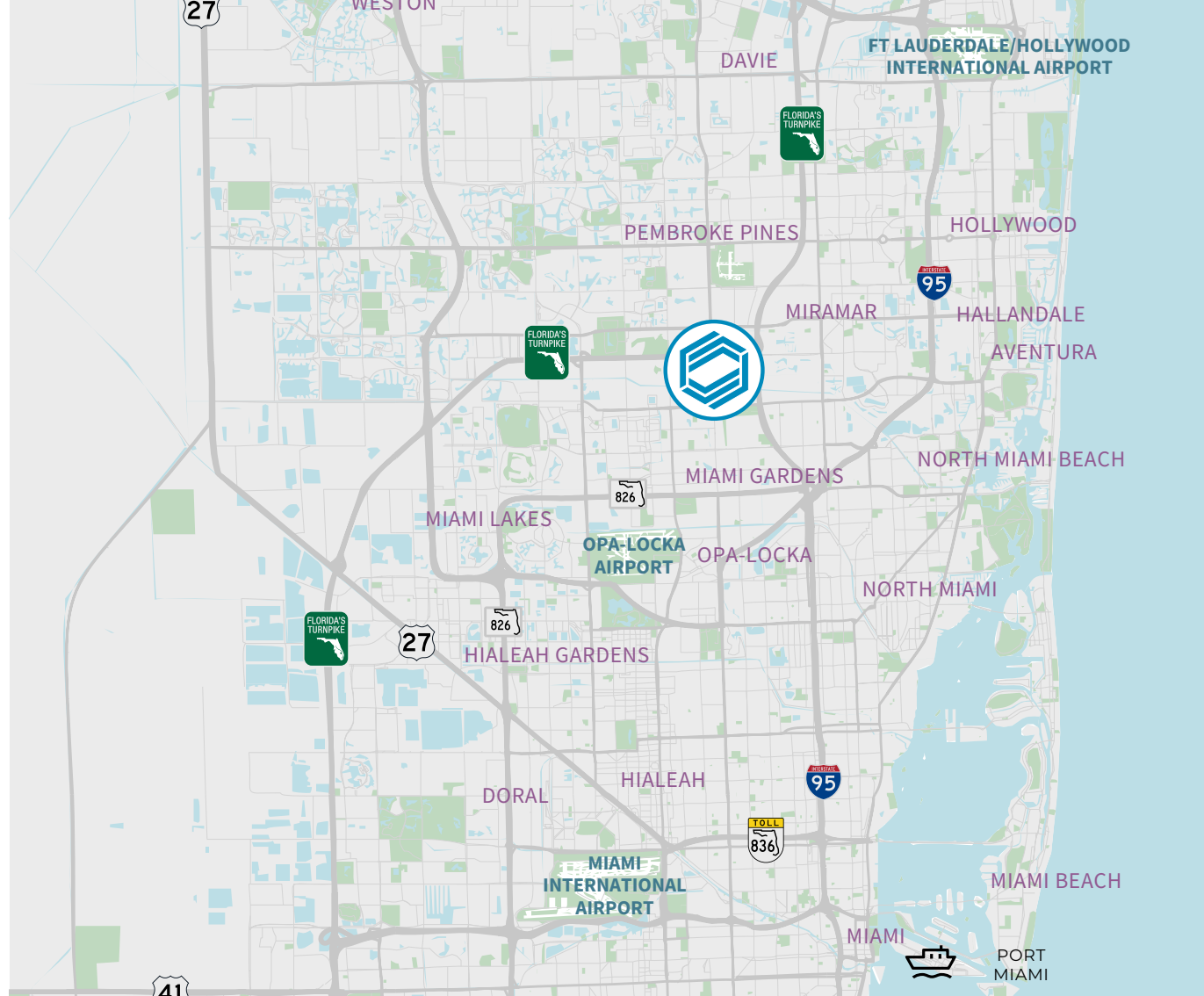
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## National developer with a proven track record

EastGroup Properties, Inc. (NYSE: EGP), a member of the S&P Mid-Cap 400 and Russell 2000 Indexes, is a self-administered equity real estate investment trust focused on the development, acquisition and operation of industrial properties in high-growth markets throughout the United States with an emphasis in the states of Texas, Florida, California, Arizona and North Carolina. The Company's goal is to maximize shareholder value by being a leading provider in its markets of functional, flexible and quality business distribution space for location sensitive customers (primarily in the 20,000 to 100,000 square foot range). The Company's strategy for growth is based on ownership of premier distribution facilities generally clustered near major transportation features in supply-constrained submarkets. The Company's portfolio, including development projects and value-add acquisitions in lease-up and under construction, currently includes approximately 65.5 million square feet.

The Company, which was organized in 1969, is a Maryland corporation and adopted its present name when the EastGroup management team took control in 1983. Four public REITs have been merged into or acquired by EastGroup—Eastover Corporation in 1994, LNH REIT, Inc. and Copley Properties, Inc. in 1996 and Meridian Point Realty Trust VIII in 1998. EastGroup's common shares are traded on the New York Stock Exchange under the symbol "EGP". The Company's shares are included in the S&P MidCap 400 and Russell 2000 Indexes.

[www.eastgroup.net](http://www.eastgroup.net)



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