

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

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:

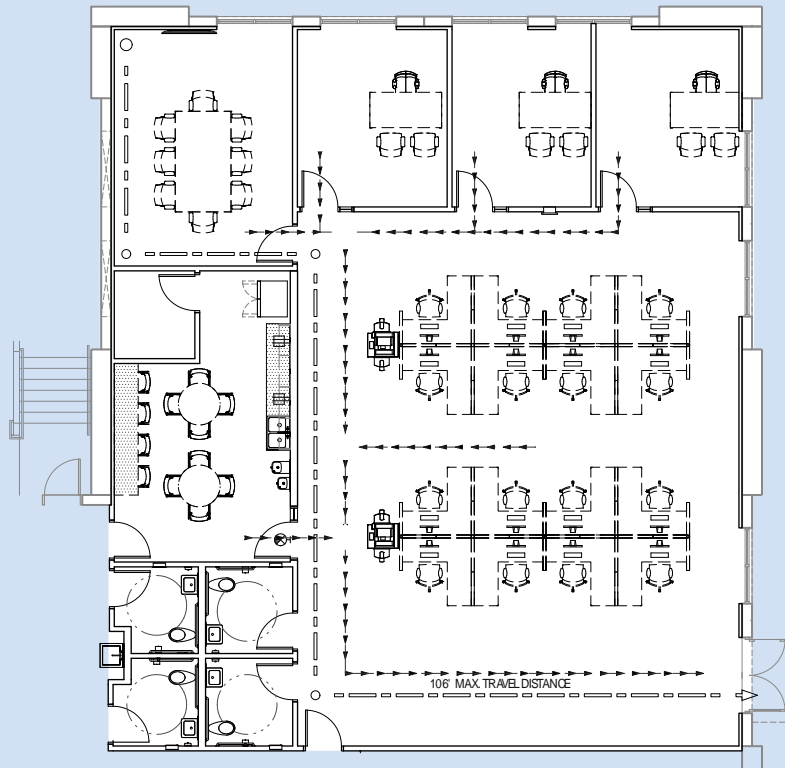
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Additional Highlights

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



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

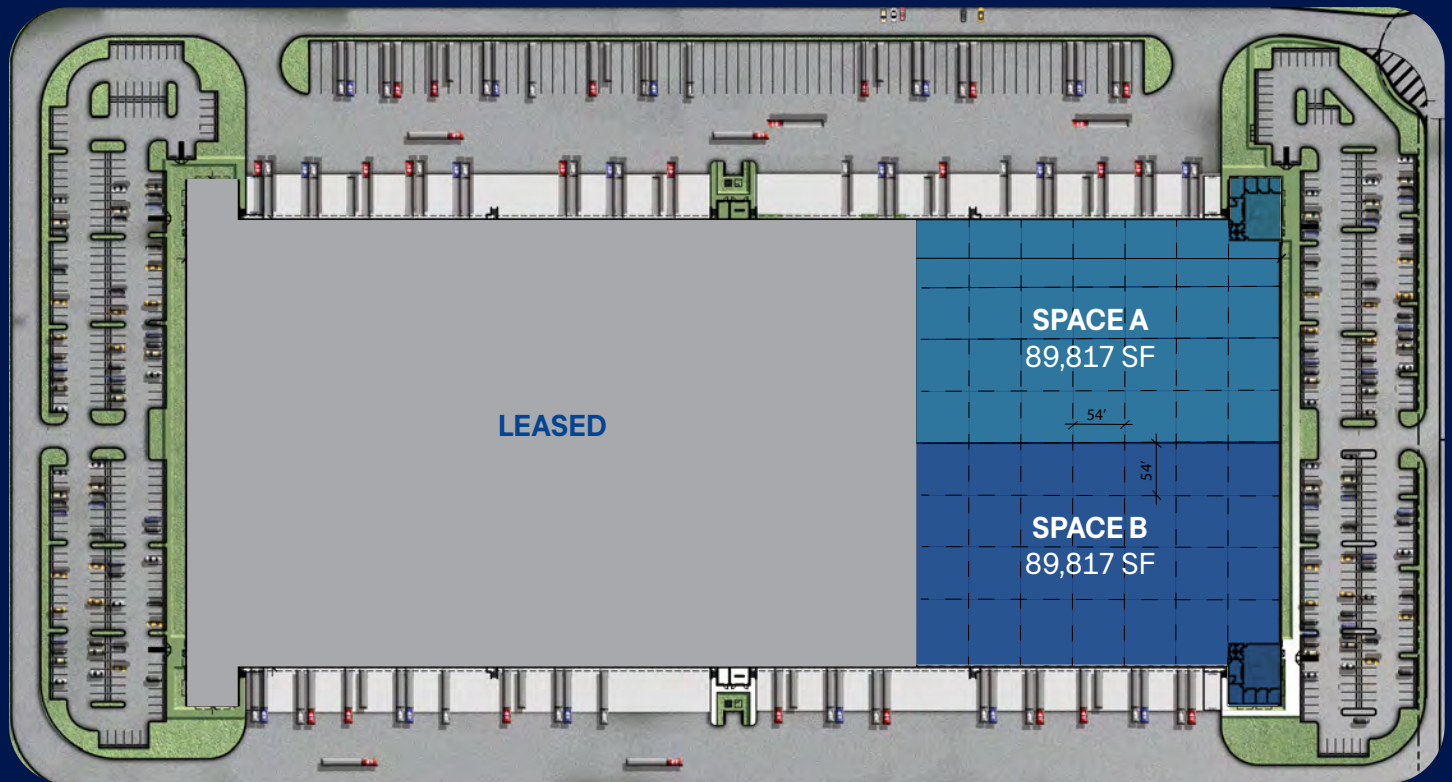
22 Docks/ 1 Ramp

OFFICE SF

3,350 (To Be Built)

CAR PARKING

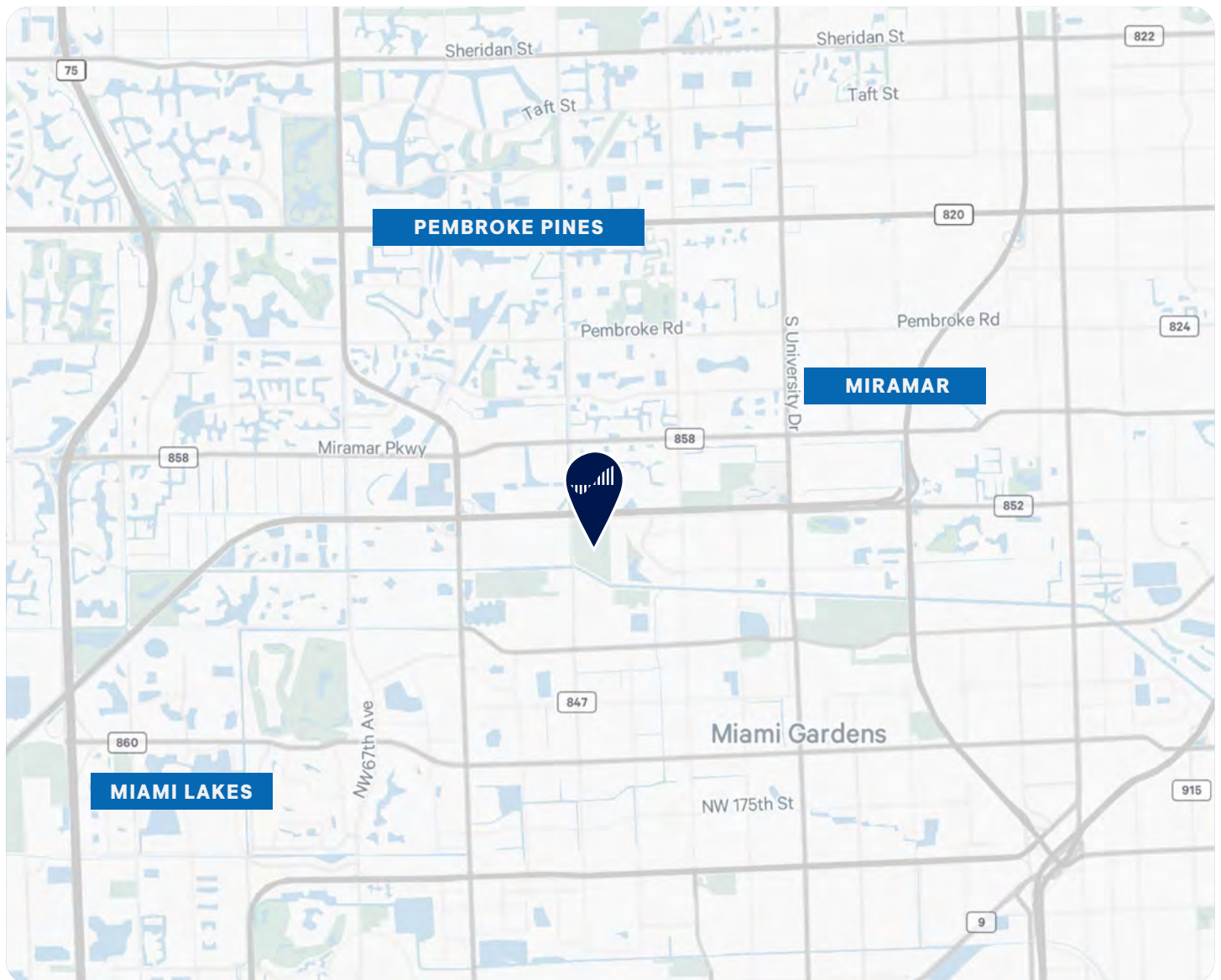
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Strategic Location

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

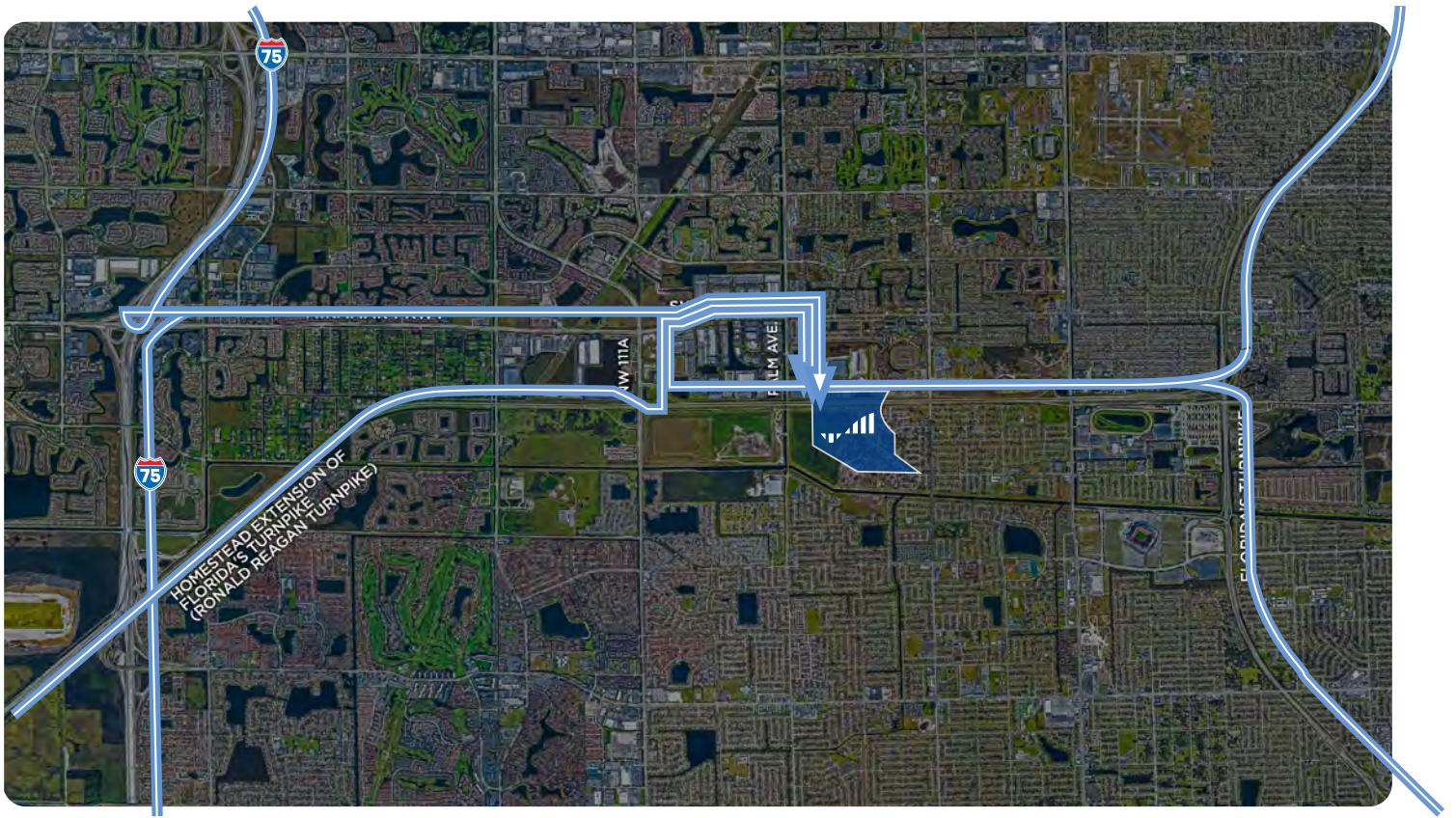
Port Everglades
18 miles | 28 min

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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