

21301 NW 47th Avenue
Miami Gardens, FL 33056

LEASED BY
CBRE



Commerce Center II Building 2



397,168 SF

Available Space

57 Acres

Land Size

Delivered

Delivery Date

KURVINDUSTRIAL.COM

Building Specs

ADDRESS:

21301 NW 47th Avenue

SPEC OFFICE:

±3,019 SF

DRIVE-IN DOORS:

2

AVAILABLE:

397,168 SF

PARKING:

298

BAY SIZE:

50' x 54'

BUILDING SIZE:

794,230 SF

CLEAR HEIGHT:

36'

SPEED BAY SIZE:

60'

EXTERIOR DOCKS:

73

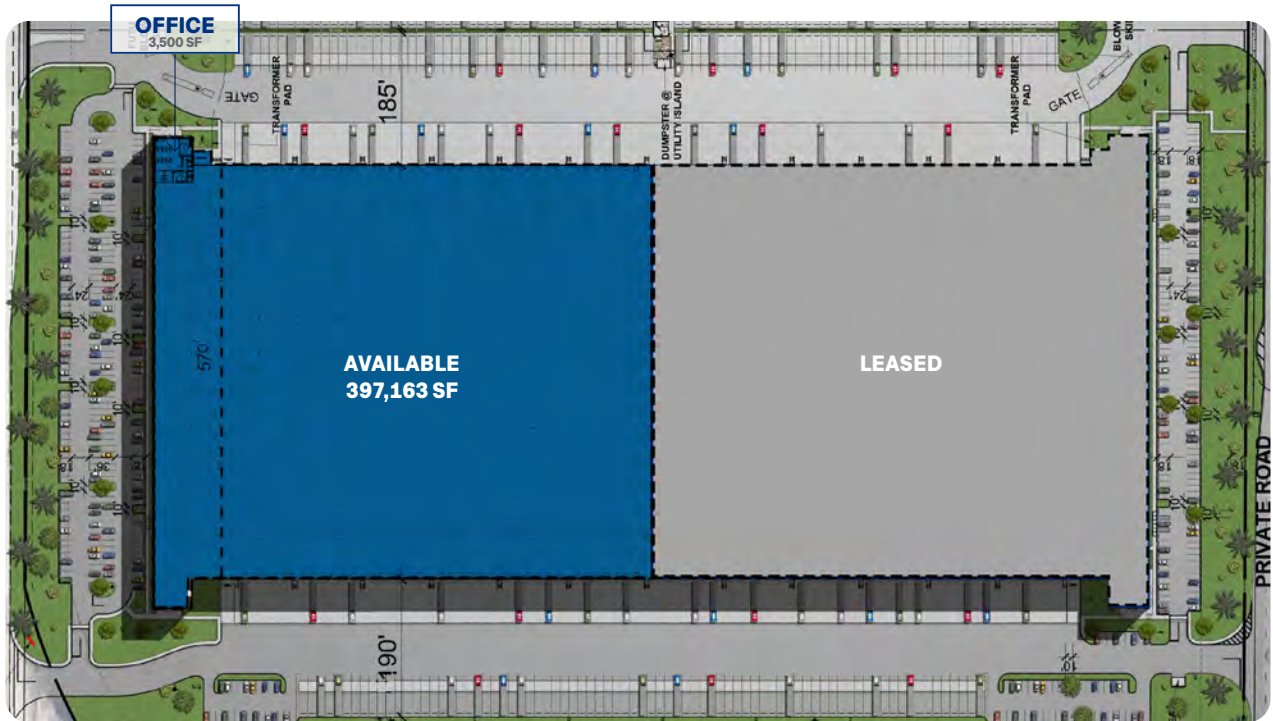
TRAILER PARKING

106

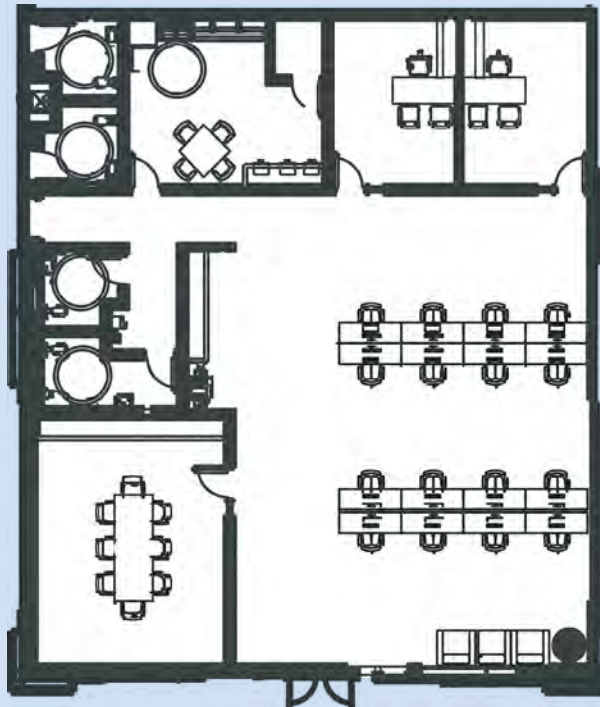
Additional Highlights

- Frontage and Signage on NW 47th Avenue
- Turnpike Visibility (155,310 vehicle traffic per day)
- On-Site Trailer Parking

FLOOR PLAN | BUILDING 2



SPEC OFFICE
±3,019 SF



Unit Optionality

SPACE A

SF AREA
198,532

OFFICE SF
±3,019

CAR PARKING
149

TRAILER PARKING
48

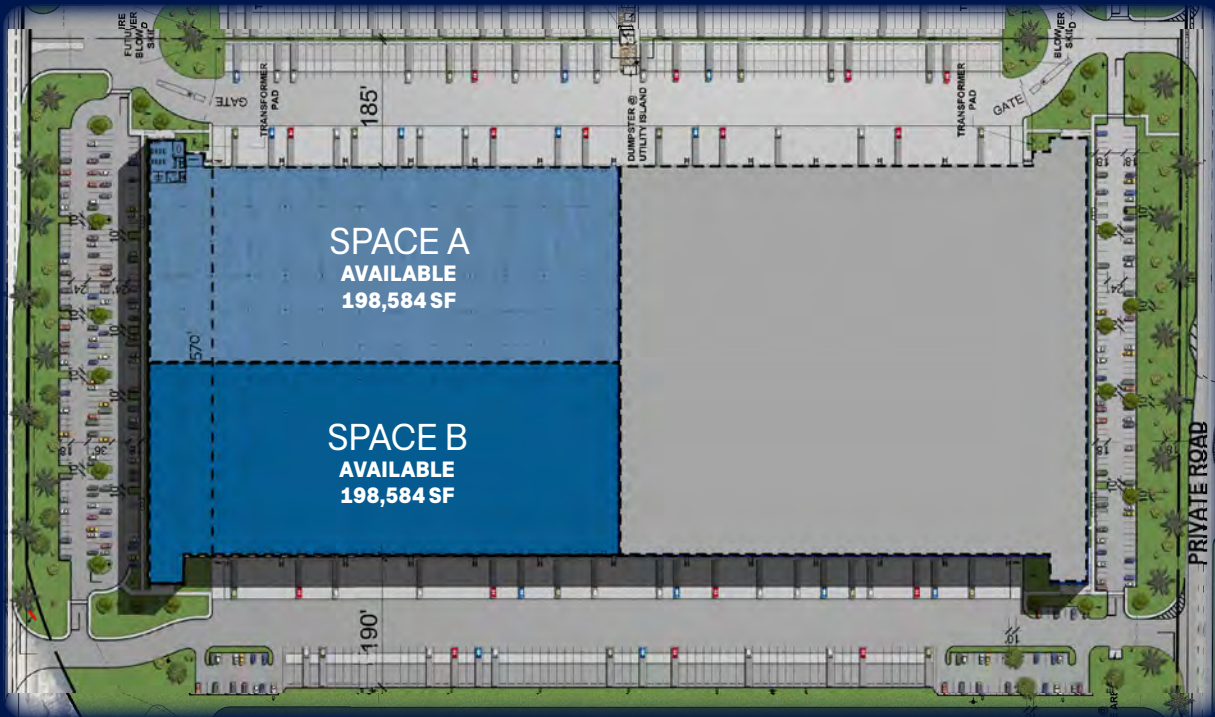
SPACE B

SF AREA
198,532

OFFICE SF
3,019 (Proposed)

CAR PARKING
149

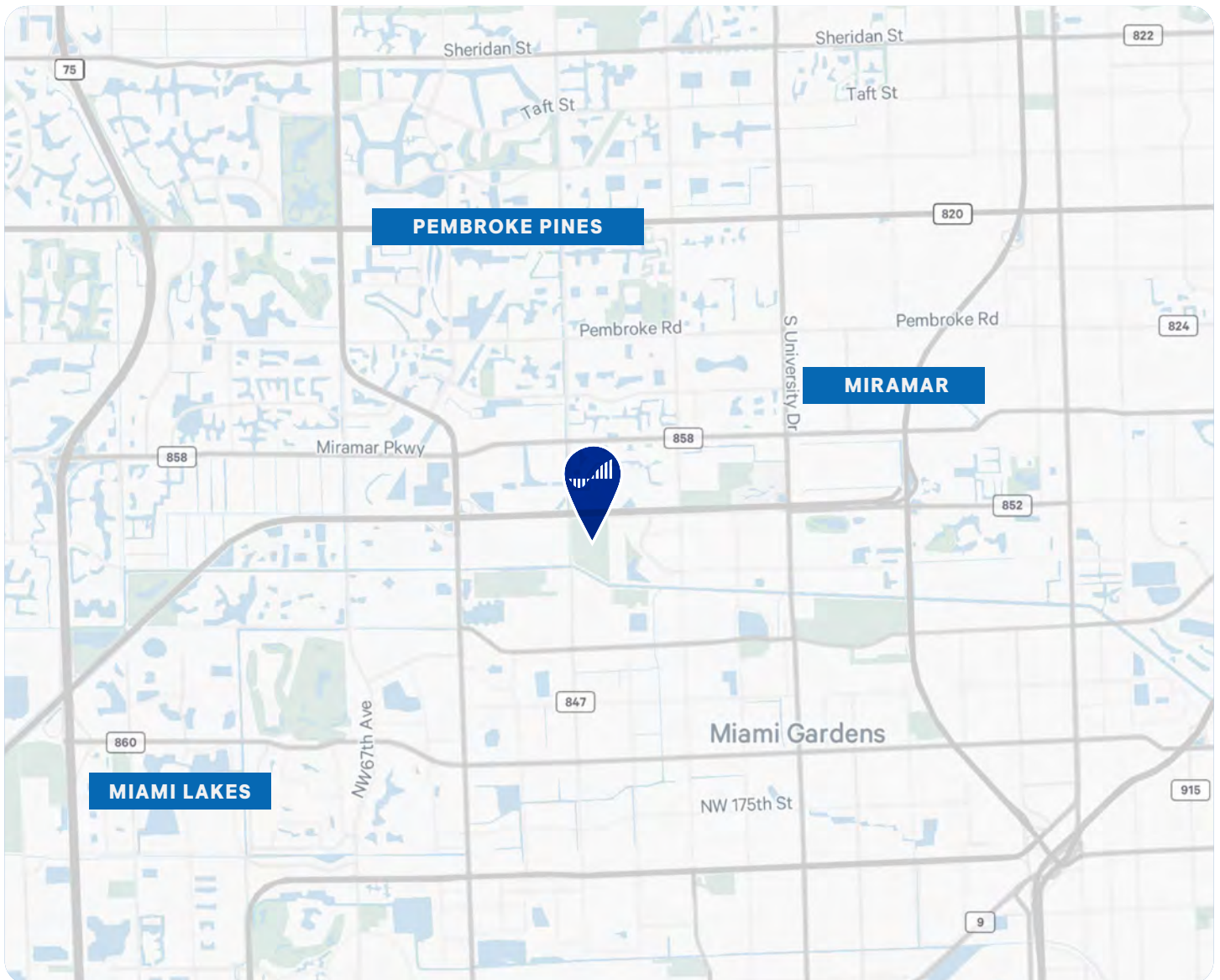
TRAILER PARKING
58



Strategic Location

Class-A Development and Move-In Ready.

- Divisible to ± 180,000 SF
- Frontage and signage on Florida Turnpike
- Turnpike Visibility (155,310 vehicle traffic per day)
- Campus Environment
- 36' Clear Height



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

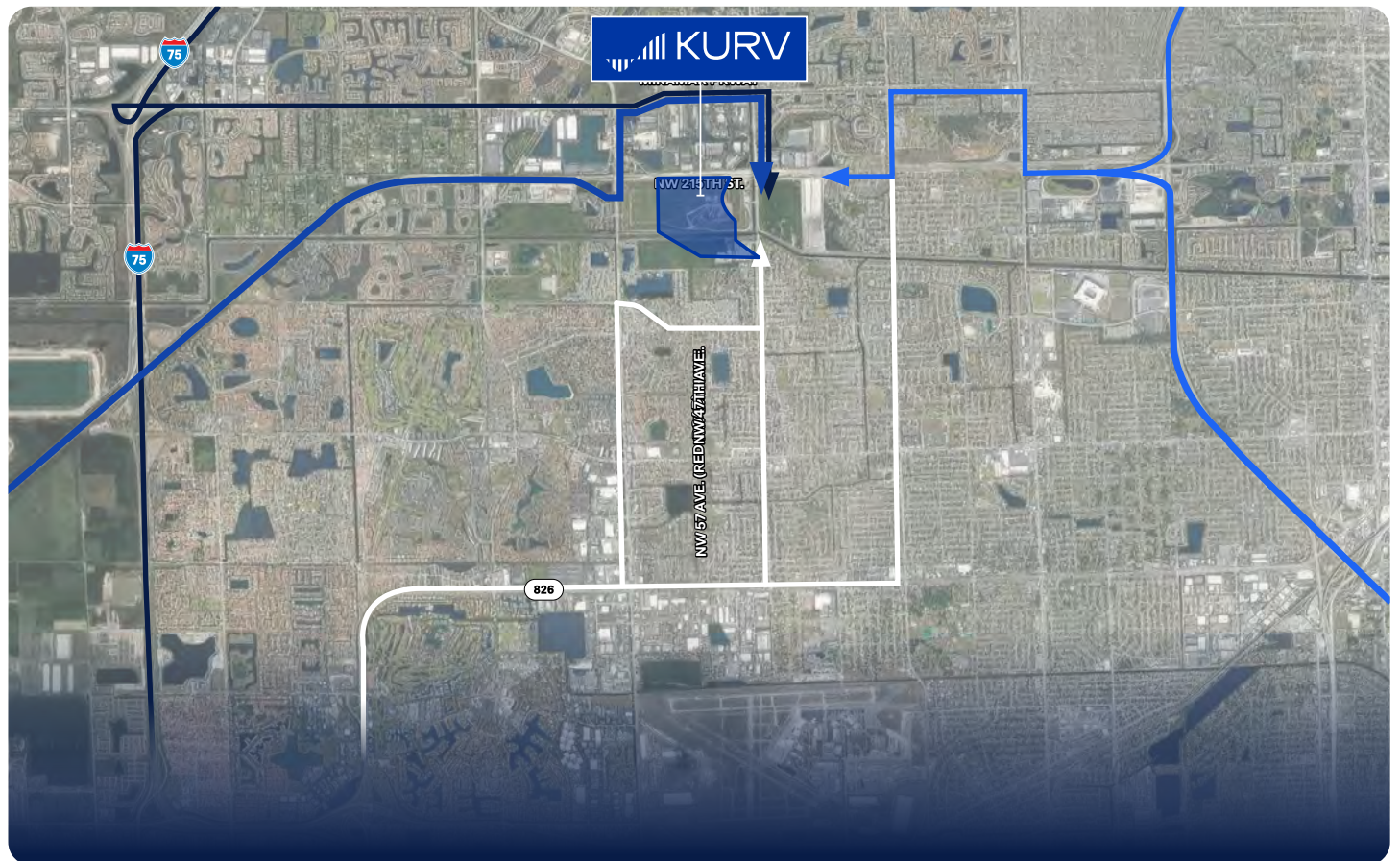
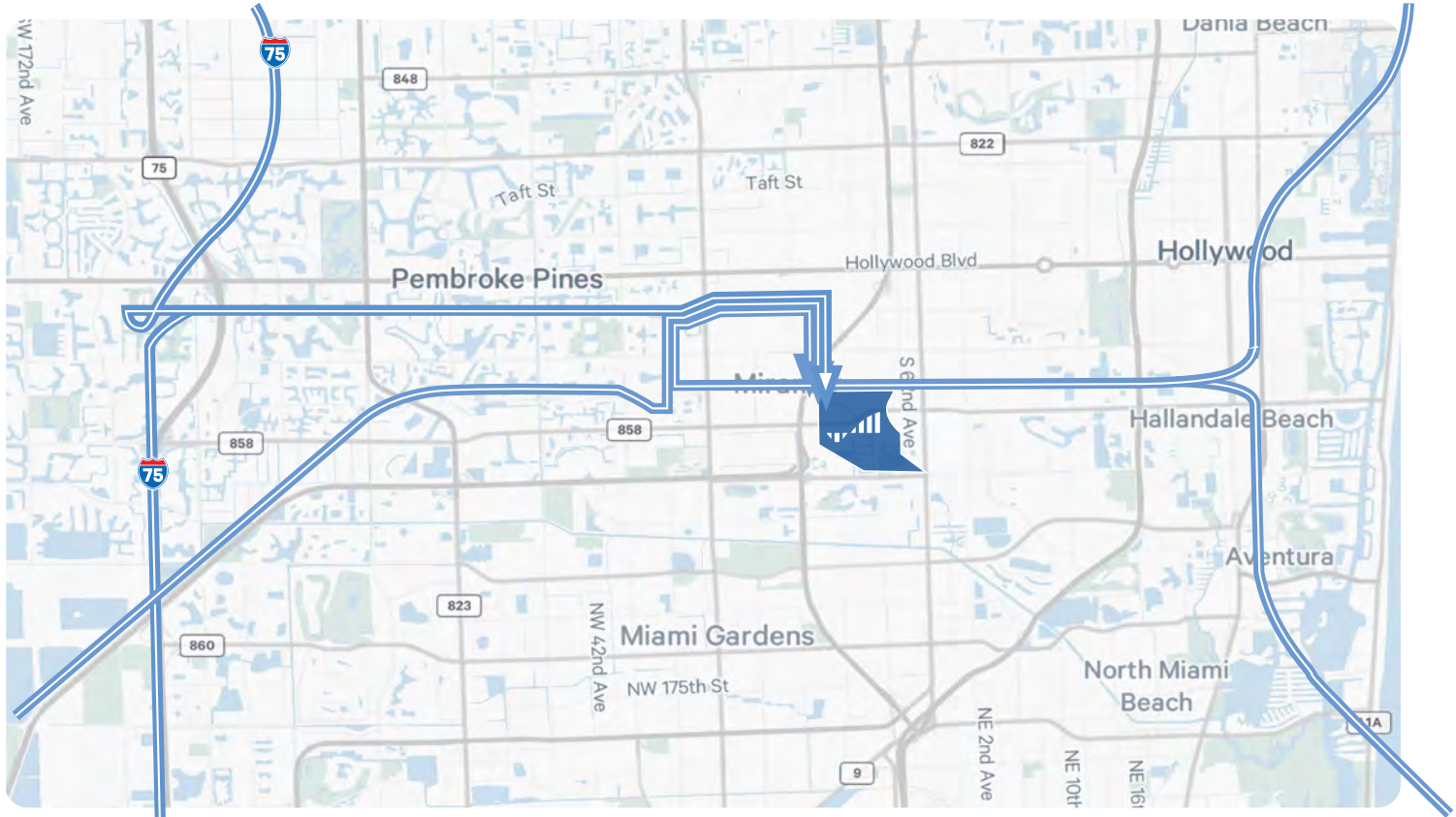
Port Everglades
18 miles | 28 min

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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