

FOR LEASE 462,954 SF

Northwest Dade Logistics Center II

4295-4395 W 88 Street

Hialeah, FL

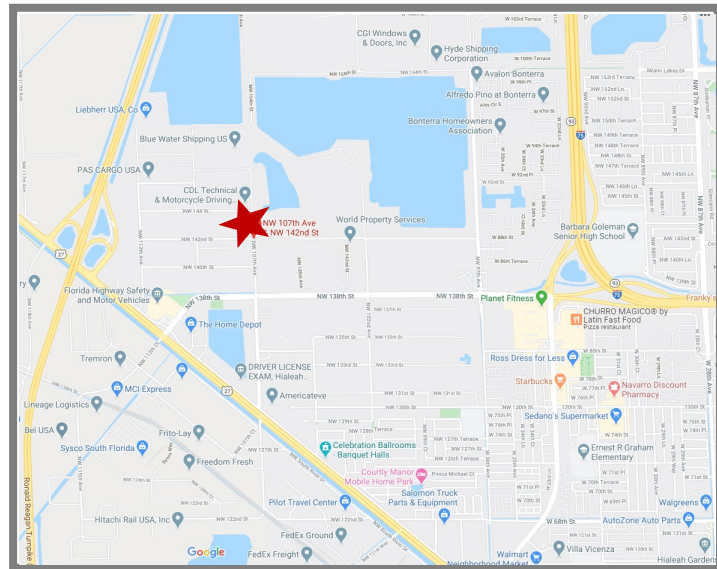


LBA Logistics



State-of-the-Art Logistics Facility

Northwest Dade Logistics Center II is a rear-load, Class A, industrial facility totaling 462,954 SF between two buildings with an additional 124 parking stalls dedicated to trailer parking and storage. Northwest Dade Logistics Center II is located on the Southeast corner of NW 107 Avenue and NW 142 Street, minutes from the FL Turnpike and I-75.



For Leasing Information contact:

Dalton Easton

(305) 878-7329

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www.TheEastonGroup.com



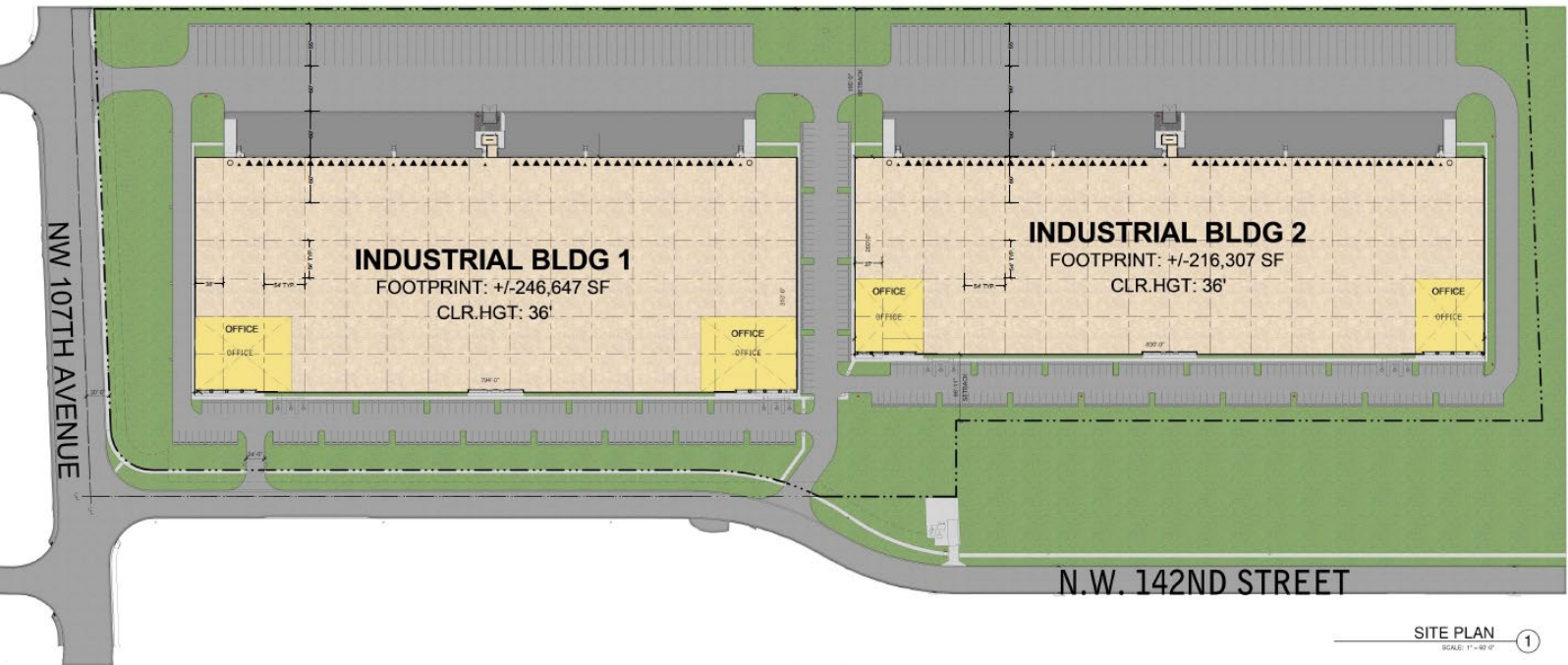
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PROPERTY SUMMARY

Building 1

Building Dimensions:	794' W x 310' D
Loading:	43 Dock Doors (9' x 10') 2 Concrete Ramps (12' x 14')
Ceiling Height:	36' Minimum to Bar Joist
Column Spacing:	50' W x 54' D (Typical) 60' Speed Bays
Electrical:	277/480 Volts, 3-Phase (subject to verification)
Floor Slab:	7" Thick, 4,000 PSI Concrete
Sprinklers:	ESFR System with Pump
Construction:	Architectural Tilt-Up Concrete
Car Parking:	203 spaces
Truck Court:	175' Non-Shared (60' Concrete Aprons)
Trailer Parking:	62 Private and Secured Trailer Stalls

Building 2

Building Dimensions:	830' W x 260' D
Loading:	47 Dock Doors (9' x 10') 2 Concrete Ramps (12' x 14')
Ceiling Height:	36' Minimum to Bar Joist
Column Spacing:	50' W x 54' D (Typical) 60' Speed Bays
Electrical:	277/480 Volts, 3-Phase (subject to verification)
Floor Slab:	7" Thick, 4,000 PSI Concrete
Sprinklers:	ESFR System with Pump
Construction:	Architectural Tilt-Up Concrete
Car Parking:	204 spaces
Truck Court:	175' Non-Shared (60' Concrete Aprons)
Trailer Parking:	62 Private and Secured Trailer Stalls

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Easton & Associates

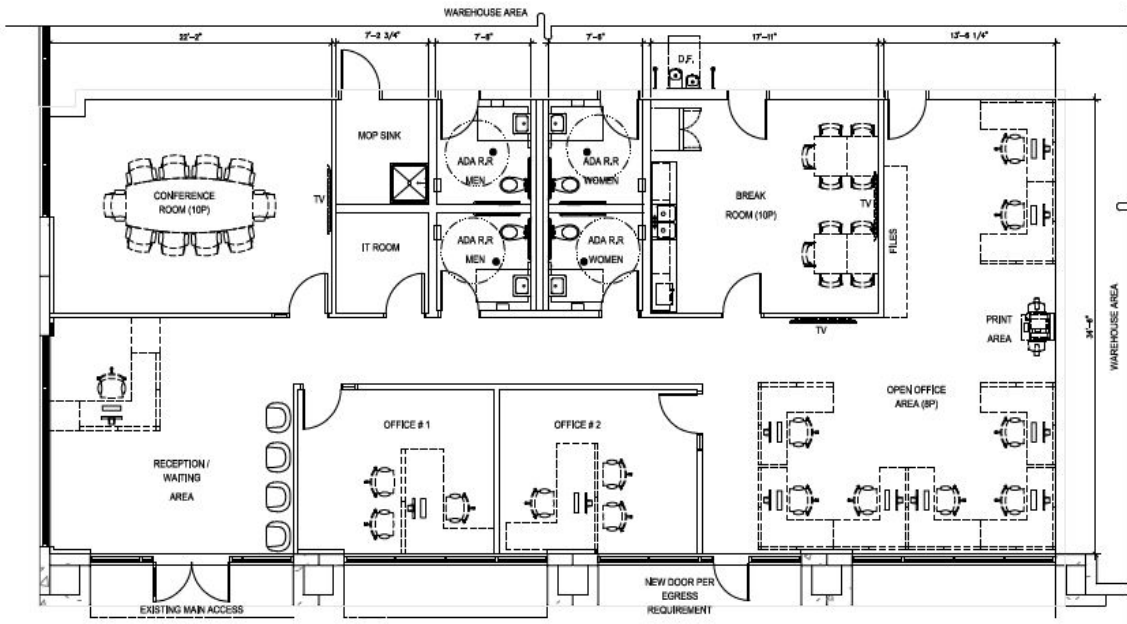
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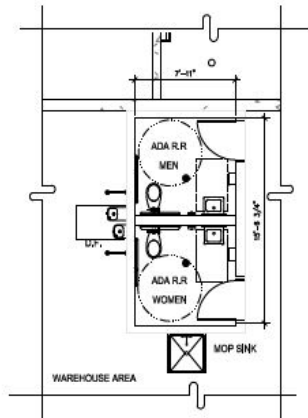


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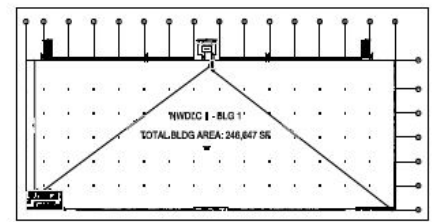


PROPOSED SPEC OFFICE AREA (RENTABLE PER BOMA): +/- 3,161 SF
 PROPOSED NEW REMOTE RESTROOMS AREA: +/- 157 SF
 TOTAL INTERIOR IMPROVEMENTS: +/- 3,318 SF

PROPOSED SPEC OFFICE - FLOOR PLAN ①
 SCALE: 1/8" = 1'-0"



PROPOSED REMOTE RESTROOMS - FLOOR PLAN ②
 SCALE: 1/8" = 1'-0"



KEY PLAN

NOTE:
 THIS PRELIMINARY SPACE PLAN REPRESENTS OUR UNDERSTANDING OF THE SPACE PROGRAM REQUIREMENTS AND INCLUDES OUR INTERPRETATIONS OF LOCAL BUILDING CODE REQUIREMENTS. THE FINAL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW AND COMMENTS FROM THE LANDLORD AS WELL AS LOCAL GOVERNMENTAL AGENCIES. CHANGES TO THE PLAN MAY BE REQUIRED TO ADDRESS COMMENTS AFTER REVIEW OF THE PLANS THROUGH THE PLAN CHECK PROCESS. ALL SQUARE FOOTAGES NOTED ARE PRELIMINARY AND ALSO MAY CHANGE WHEN THE SPACE PLAN IS FINALIZED.

This conceptual design is based upon a preliminary review of project requirements and is not intended to be used for construction. It is intended to provide a general overview of the project and is not intended to be used for construction. It is intended to provide a general overview of the project and is not intended to be used for construction.



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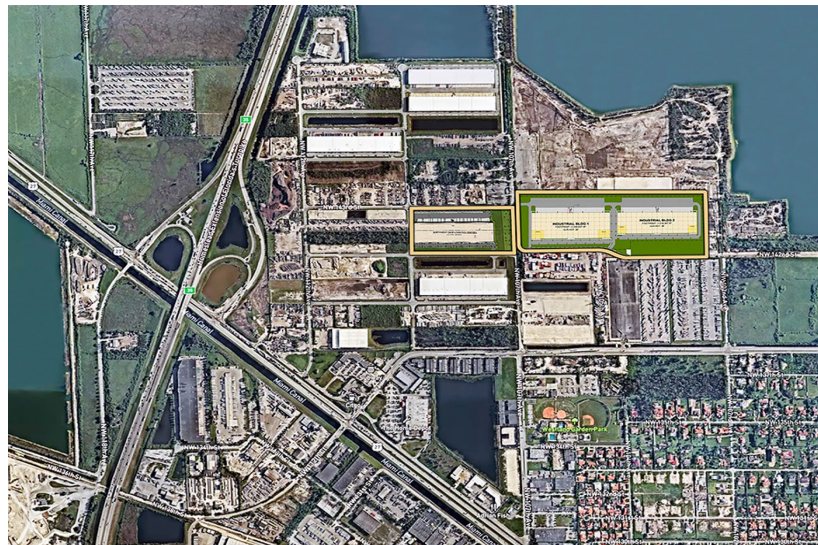
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+/- 3,318 SF Spec Office



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