

85,700 SF - 172,288 SF Industrial Space For Lease



Prologis Gratiigny Industrial Park

Building 14



Under Construction

Delivering Q4 2026

3201 NW 110th Street, Miami, FL 33167



The connectivity advantage your operations deserve

With 172,288 SF of total available space, including two spec offices, Prologis Gratiigny 14 breaks ground in late Q4 2025, with a 12-month delivery of Q4 2026.

Located within the Gratiigny Central Submarket, Prologis Gratiigny 14 boasts a strategic location where transportation routes intersect, businesses converge,

and logistics, distribution and transportation meet.

Its highly-functional, rail-served new construction infrastructure and sustainable design features offer tenants efficiency and reliability backed by institutional ownership.



Elevating industrial excellence

Highly-functional design

Innovative construction and design features.

Connection and access

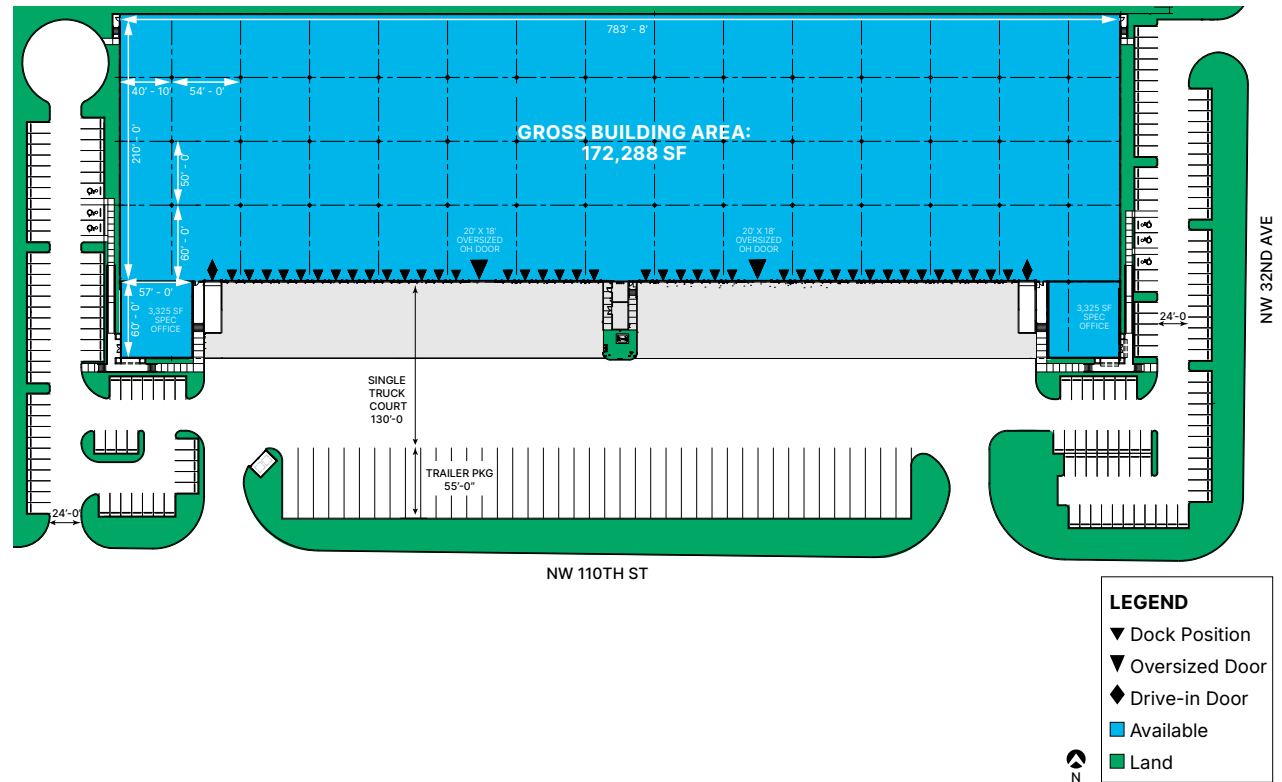
Connected to the CSX Rail system and conveniently located in Gratiigny, making it attractive for businesses seeking logistical advantages and access.

Expand beyond

Expand beyond your real estate needs with newly constructed product backed by global institutional ownership.

Designed for next level logistics

This newly constructed, highly functional building brings to life advanced features sought after by modern day distribution and logistics requirements. Readily able to adapt to your needs, the ability to serve rail if needed, and two spec office pods ensure speed-to-market delivery and ease.



86,000 SF up to
172,288 SF available

2 - 3,325 SF
spec offices

40 - 9' x 10' dock-high doors,
2 - 12' x 14' drive-in doors

36' clear ceiling height

Up to 173 car parking spaces

Outdoor storage/trailer yard
(41 spaces)

LED motion sensor
lighting

54' x 50' typical
column spacing

2 - 20' x 18' oversized
OH dock-doors

210' building depth

Secured truck court

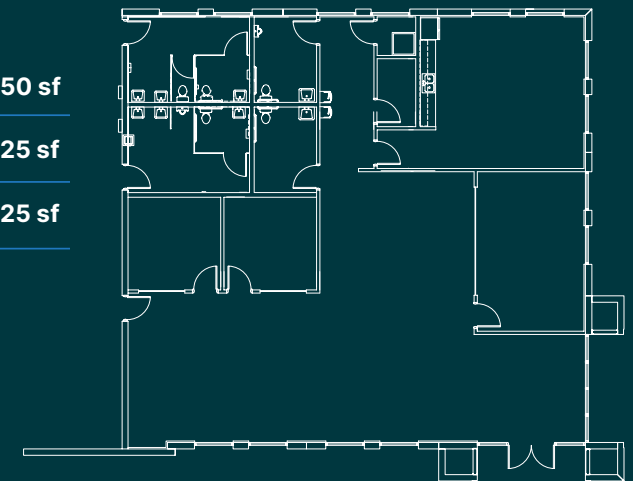
Opportunity for
rail-served facility

SPEC OFFICES

Total office: **6,650 sf**

Spec office 1: **3,325 sf**

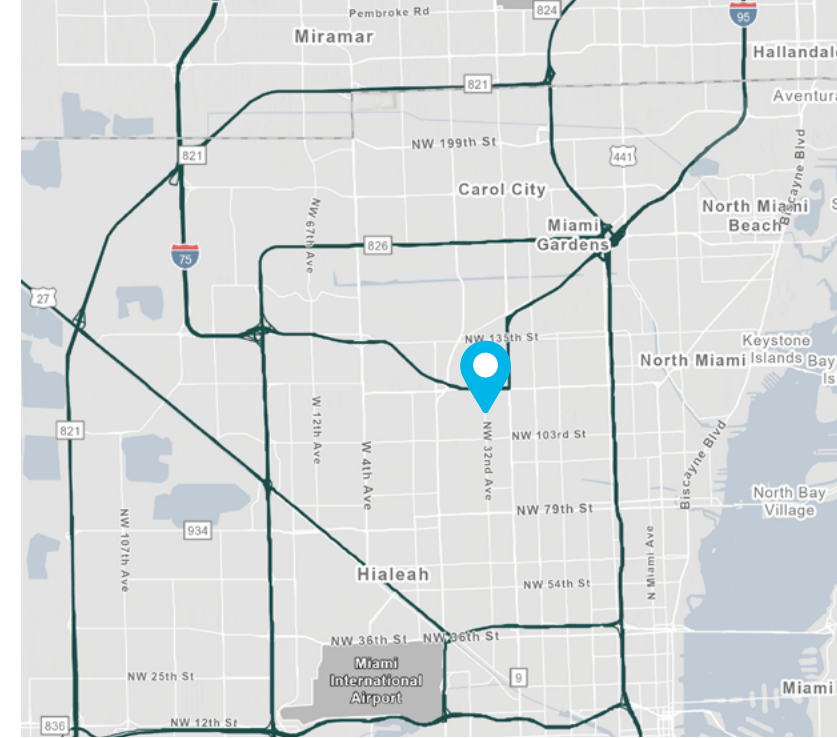
Spec office 2: **3,325 sf**



Typical spec office plan

Proximity Drives Productivity

Located within the Gratigny Central Submarket, Prologis Gratigny Industrial Park 14 boasts strategic location and excellent transportation access, including immediate access to Gratigny Parkway, a connector road to Florida's Turnpike, SR-826, I-75 and I-95.



8 MILES
to Miami International Airport



13 MILES
to PortMiami



15 MILES
to Port Everglades



IMMEDIATE ACCESS
to Gratigny Parkway



PROXIMATE ACCESS
to I-95, I-75, SR-826,
and Florida's Turnpike

Keeping you ahead of what's next

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.



**Learn more
about Prologis
Essentials**



Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions



Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging



Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification



Count on us as your
trusted partner

Pairing up with Prologis gives you access to an in-house team of property managers, insights from one of the largest global industrial platforms, and leading sustainability expertise. Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.



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At Prologis, we don't just lead the industry—we define it with a 1.3 billion square foot portfolio and an annual throughput of approximately \$3.2 trillion. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to energy solutions, our ecosystems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

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