

11670-11690 Northwest 105th Street,
Miami, Florida 33178

Leased by:



Miami Station Medley



AVAILABLE NOW

New Construction

336,448 SF

Available Space

33,000 SF

Minimum Divisible

KURVMIAMISTATION.COM

Building Specs

BUILDING 1

128,805 SF

DIVISIBLE TO

33,000 SF

CLEAR HEIGHT

36'

BUILDING DEPTH

198'

EXTERIOR DOCKS

40

DRIVE-IN DOORS

2

LOADING

Rear

TRUCK COURT

180' (shared)

SPEC OFFICE

2,606 SF

LEED

Gold Certification

PARKING

142

BUILDING 2

197,643 SF

DIVISIBLE TO

98,821 SF

CLEAR HEIGHT

36'

BUILDING DEPTH

280'

EXTERIOR DOCKS

44

DRIVE-IN DOORS

2

LOADING

Rear

TRUCK COURT

180' (shared)

SPEC OFFICE

2,905 SF + 653 SF whse office

LEED

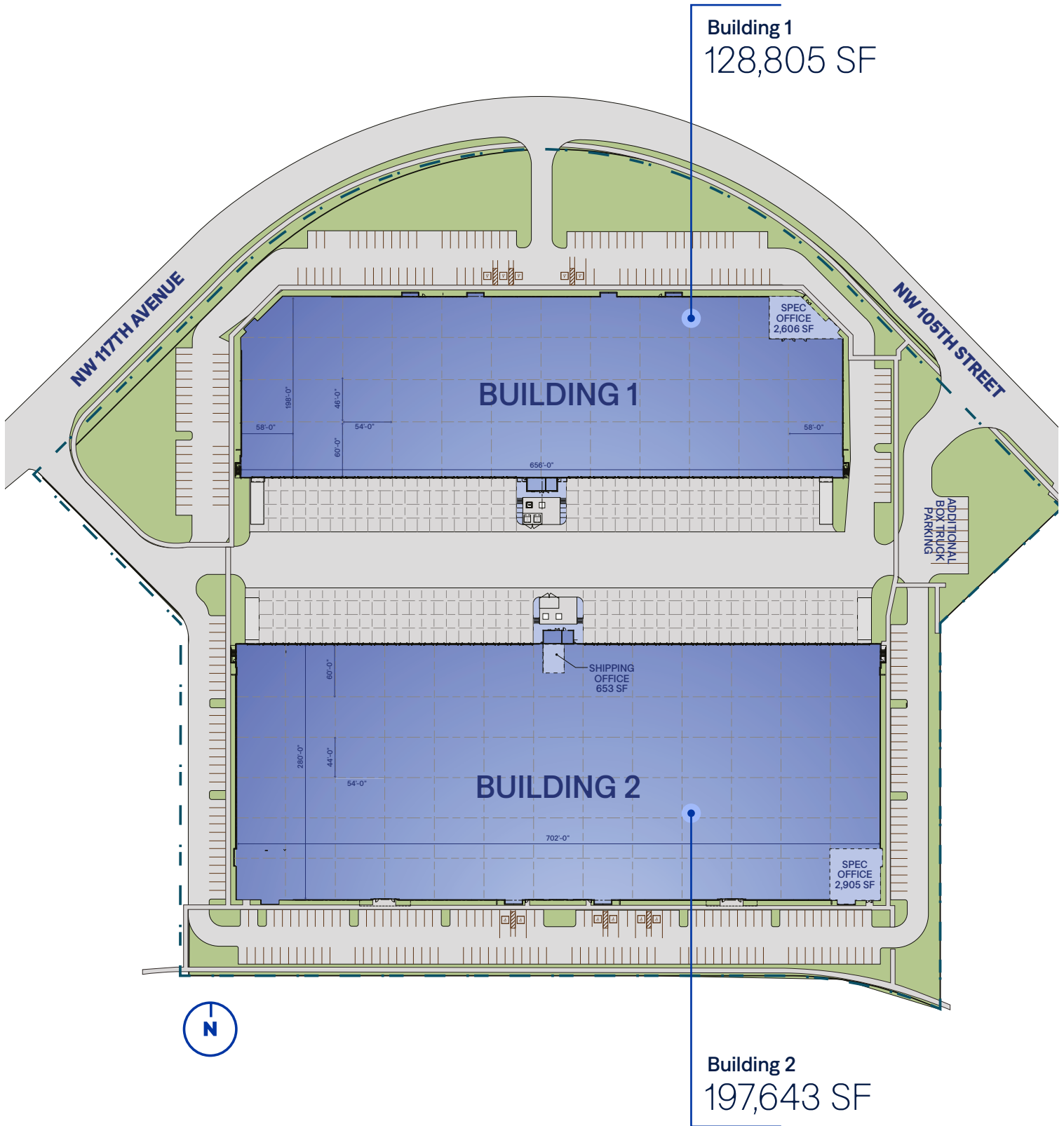
Gold Certification

PARKING

198



Site Plan



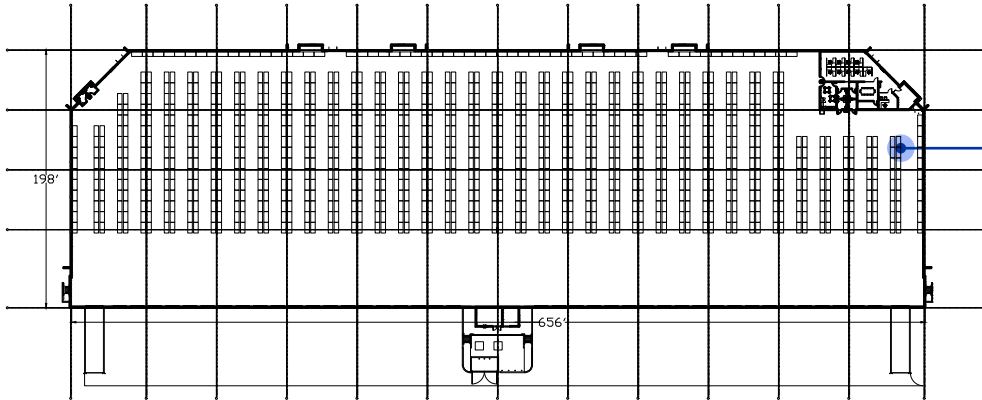
Unit Optionality

Units 1 - 4
Units 6 - 8

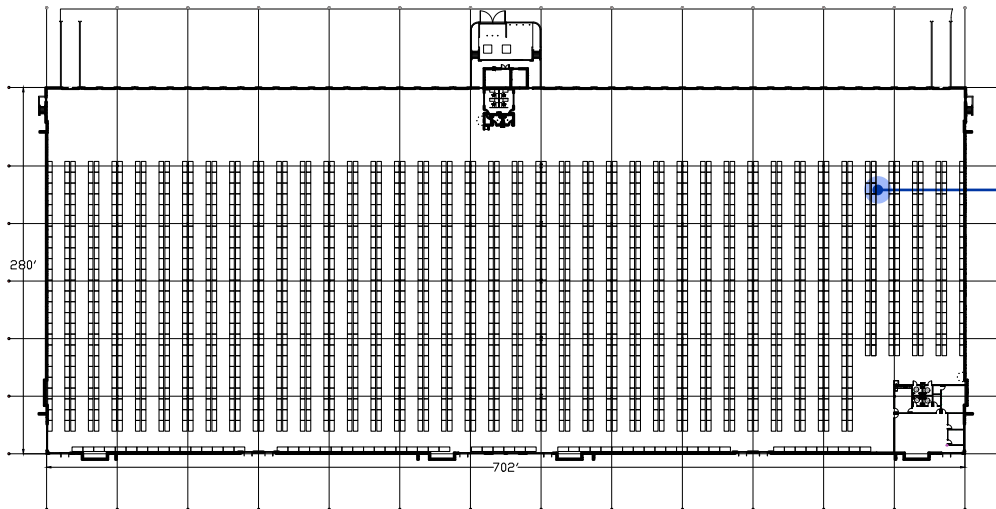
| BUILDING | UNIT | WAREHOUSE SQ FT | OFFICE SQ FT | WHSE OFFICE SQ FT | TOTAL SQ FT | DOCK DOORS | DRIVE-IN DOORS | CLEAR HEIGHT | POWER AMPS | PARKING SPACES |
|----------|--------|-----------------|--------------|-------------------|-------------|------------|----------------|--------------|------------|----------------|
| 1 | Unit 1 | 29,436 | 2,606 | - | 32,042 | 10 | 1 | 36' | 600 | 35 |
| 1 | Unit 2 | 39,158 | 3,500 | - | 42,658 | 14 | 1 | 36' | 600 | 51 |
| 1 | Unit 3 | 51,500 | 3,500 | - | 55,000 | 18 | 1 | 36' | 600 | 35 |
| 1 | Unit 4 | BTS | BTS | - | 65,816 | 26 | 1 | 36' | 600 | 66 |
| 1 | Unit 5 | BTS | BTS | - | 128,805 | 40 | 2 | 36' | 600 | 142 |
| 2 | Unit 6 | BTS | BTS | 653 | 60,436 | 14 | 1 | 36' | 600 | 65 |
| 2 | Unit 7 | BTS | BTS | 653 | 90,836 | 22 | 1 | 36' | 600 | 90 |
| 2 | Unit 9 | BTS | BTS | 653 | 120,936 | 26 | 1 | 36' | 600 | 120 |
| 2 | Unit 9 | BTS | BTS | 653 | 197,643 | 44 | 2 | 36' | 600 | 198 |



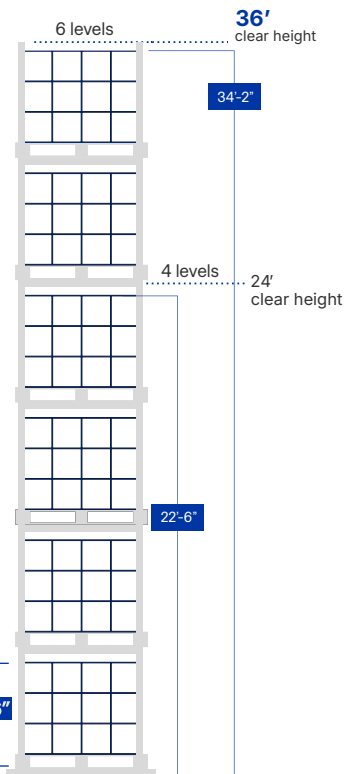
Sample Racking Plan



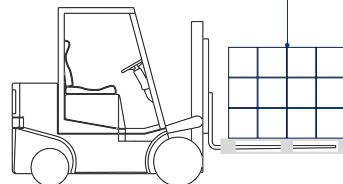
Building 1
128,805 SF, 36' Clear



Building 2
197,643 SF, 36' Clear



56" tall pallet loads
make up about
50% of the market

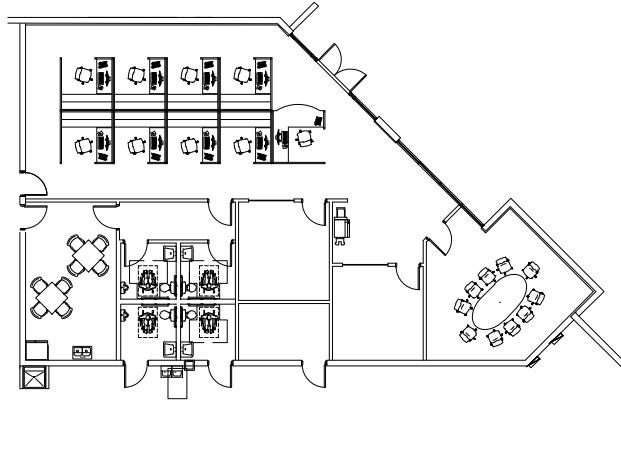


36' Clear Height

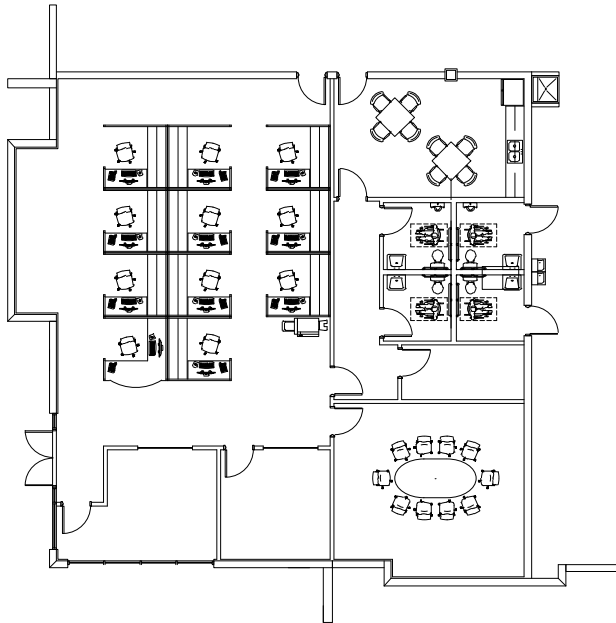
| # BUILDING | PALLET HEIGHT | PALLET POSITIONS |
|------------|---------------|------------------|
| 1 | 56" | ±12,664 |
| 2 | 56" | ±23,600 |

Office Floor Plans

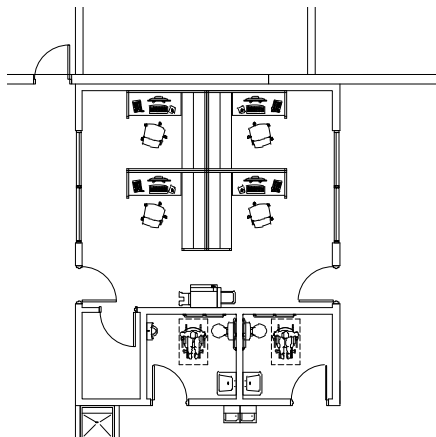
Building 1
Spec Office
2,606 SF



Building 2
Spec Office
2,905 SF



Building 2
Shipping Office
653 SF



SR 27

2



WHITHERS WORLDWIDE
CALLING ALL SHIPS
TRIVANTAGE
SWISS CHALET FINE FOODS
MAINFREIGHT MIAMI
GLC, INC
MR. TANGO
AUI FLL WAREHOUSE
DE MI PAIS
SARI EXPRESS
TIME SHIPPING

FLORIDA'S TURNPIKE



OKEECHOOBEE ROAD

US SECRET SERVICE WINCO
 EMO TRANS
 UNICO FREIGHT
 TVH PARTS
 ESSENDANT
 CARRIER INTERAMERICA
 VERIZON HQ
 JD BROKERS
 SENATOR INTL.
 CRUISE DUTY FREE
 AVENIR AVIATION
 MADELI USA
 BLUE WATER SHIP.
 MEDLINE IND.
 ROWLAND COFFEE
 VENTURE LOGISTICS

COURTYARD MARRIOTT
 RESIDENCE INN

COURTYARD MARRIOTT
 MIAMI WEST

NW 107TH ST



NW 105th

ALLIANZ TRADE US
 UHEALTH
 SUBWAY
 BRIGHTSTAR
 CANO HEALTH
 CVS HQ
 HHA EXCHANGE MIAMI
 GAINSCO
 JGR CONSTRUCTION

NW 117TH AVE



Strategic Logistics Location

Centrally located, Kurv Miami Station boasts immediate access to the Florida's Turnpike, Palmetto Expressway and State Road 27.

Florida's
Turnpike
Access Ramp

Miles - 1
Minutes - 3

Florida's
Turnpike and
I-95 Interchange

Miles - 7.3
Minutes - 9

Miami
International
Airport

Miles - 16
Minutes - 24

Fort Lauderdale
International
Airport

Miles - 30
Minutes - 35

Port of
Miami

Miles - 18
Minutes - 30

Port
Everglades

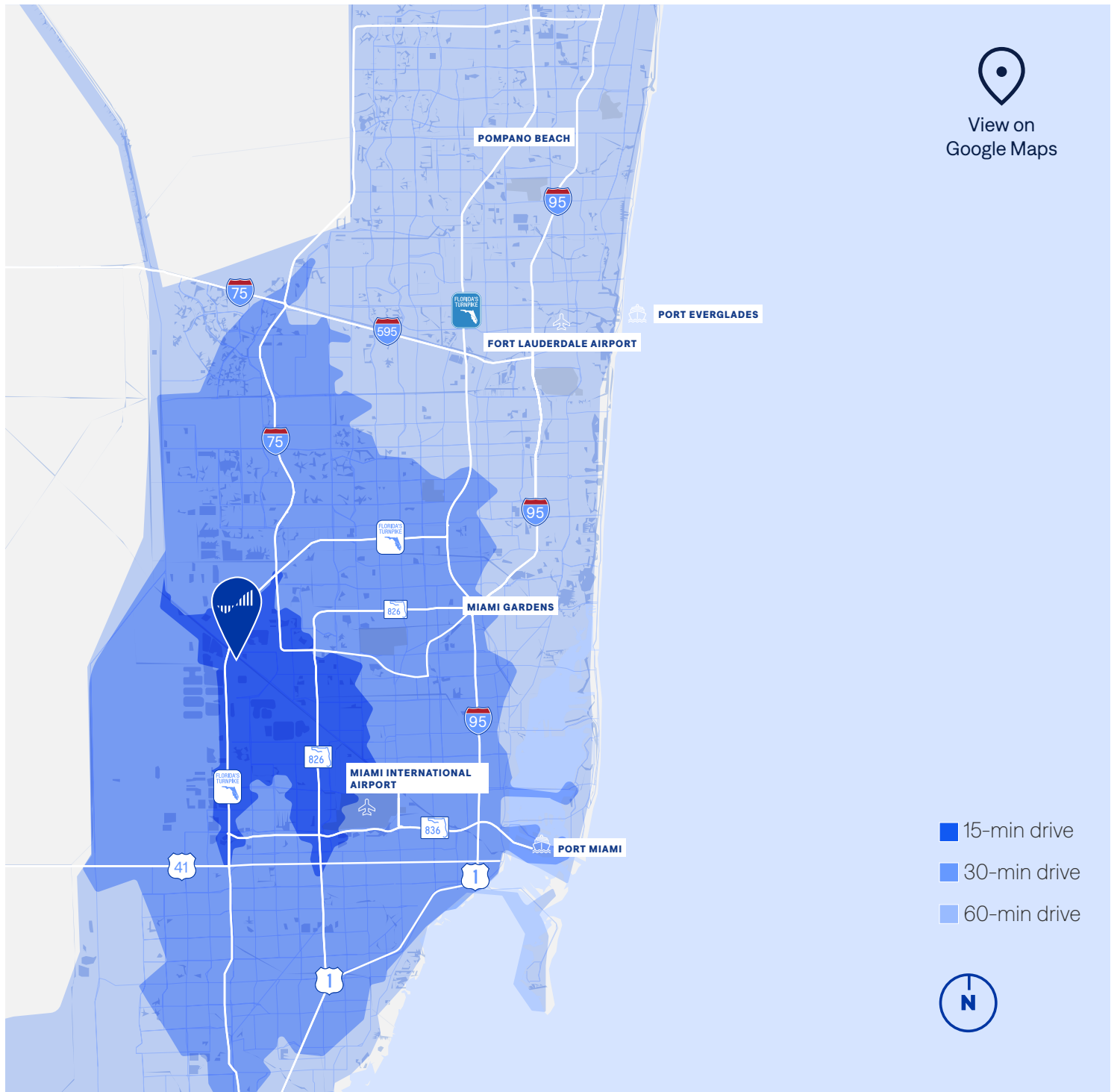
Miles - 32
Minutes - 36



+2 Million

Qualified Employees Within A 60-Minute Drive

Brilliantly Positioned for Regional Reach



Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle



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.



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LEASING INFORMATION

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