

12950 NW 17th Street
Miami, FL 33182

116,400 SF Industrial space for lease

Available Q2 2027

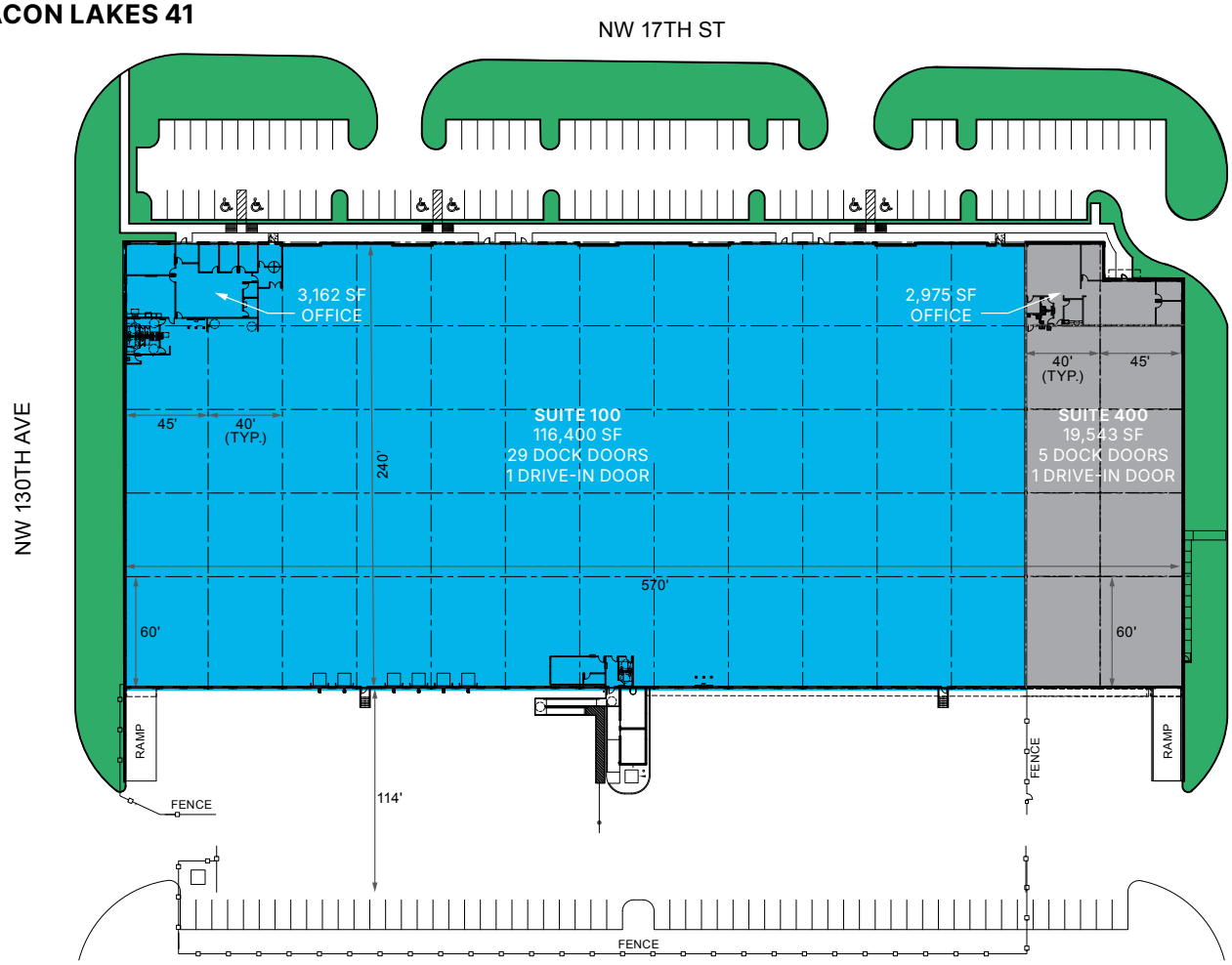
Building 41

Total Building SF	116,400 SF
Office SF	3,162 SF
Clear Height	30’
Building Depth	240’
Column Spacing	45’ x 45’
Speed Bay	60’
Dock Doors	29
Drive-In Doors	1
Shared Truck Court	114’
Lighting	LED motion sensor
Sprinkler System	ESFR
Parking Stalls	156 total
Site Security	Fenced

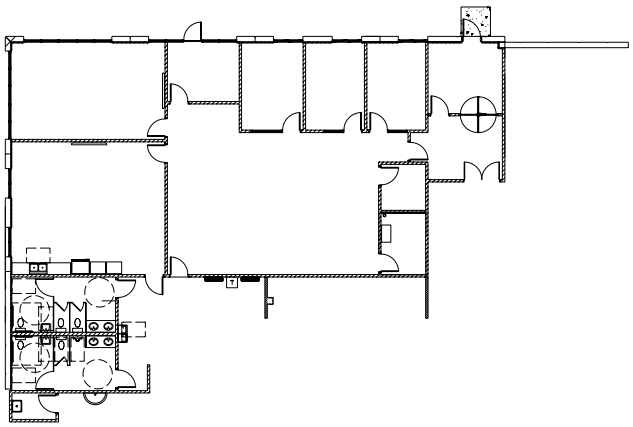
Prologis **Beacon Lakes**

Site plan

BEACON LAKES 41



Suites 100
3,162 SF OFFICE



LEGEND

- ▼ Dock position
- ♦ Drive-in door
- Available
- Leased
- Land

N

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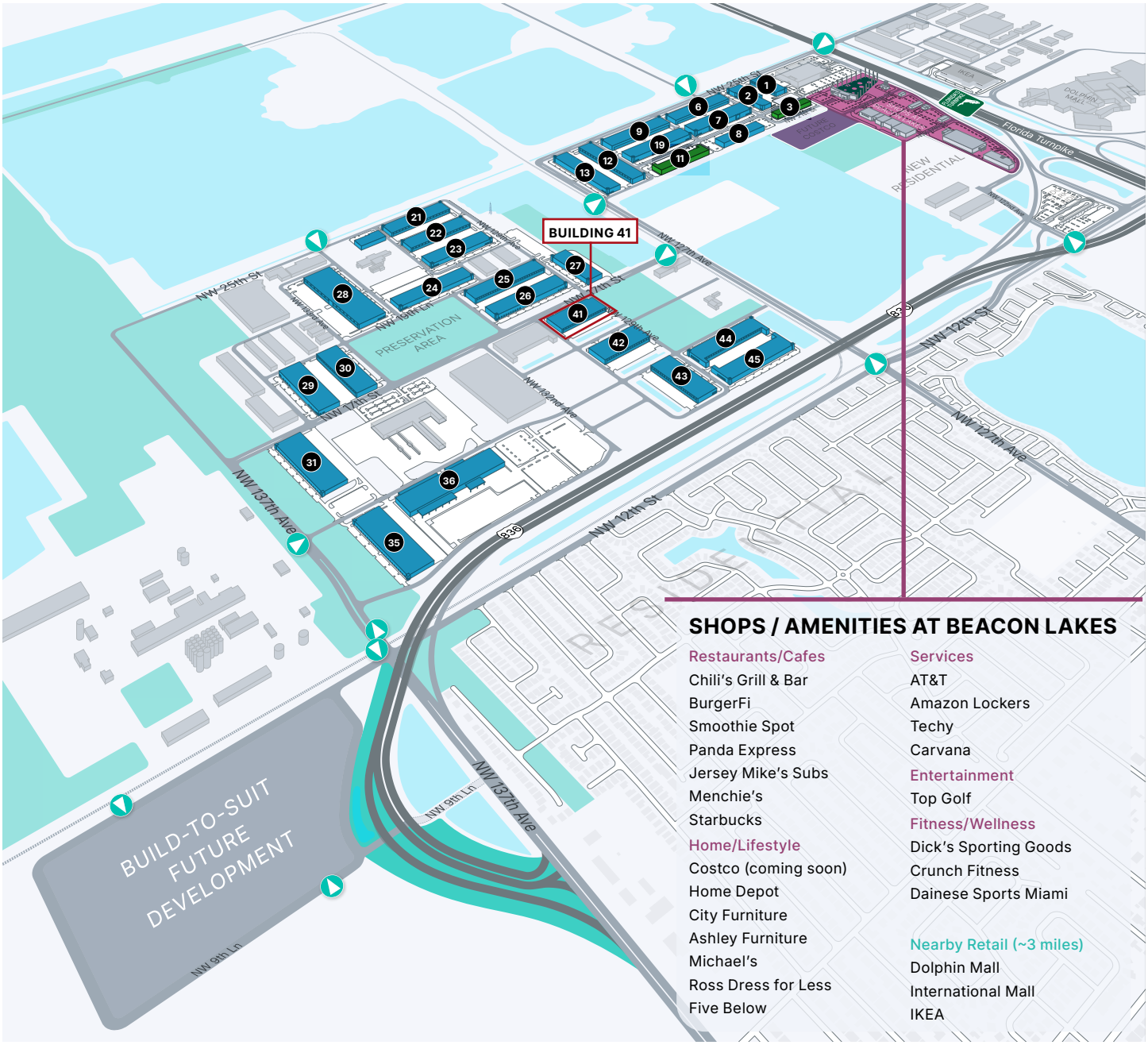
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Location map

BEACON LAKES 41





LEGEND

- Beacon Lakes 41
- Existing Buildings
- Planned Development
- Future Build-to-Suit
- Non-Prologis Tenants
- Beacon Lakes Ingress/Egress
- Shops at Beacon Lakes