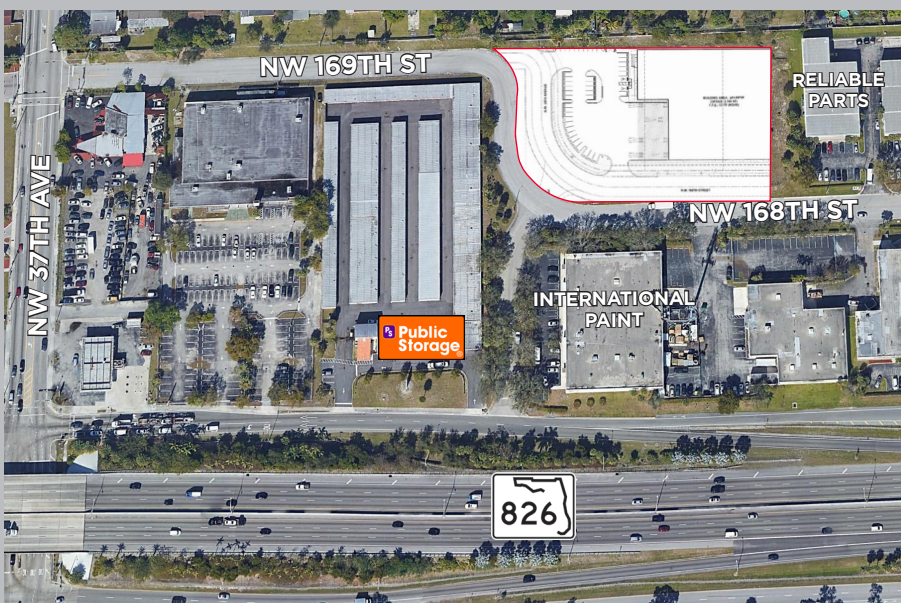


# COLD STORAGE FACILITY ±44,967 SF FOR LEASE



3485 NW 168th Street  
Miami Gardens, FL 33056



## UNDER CONSTRUCTION!

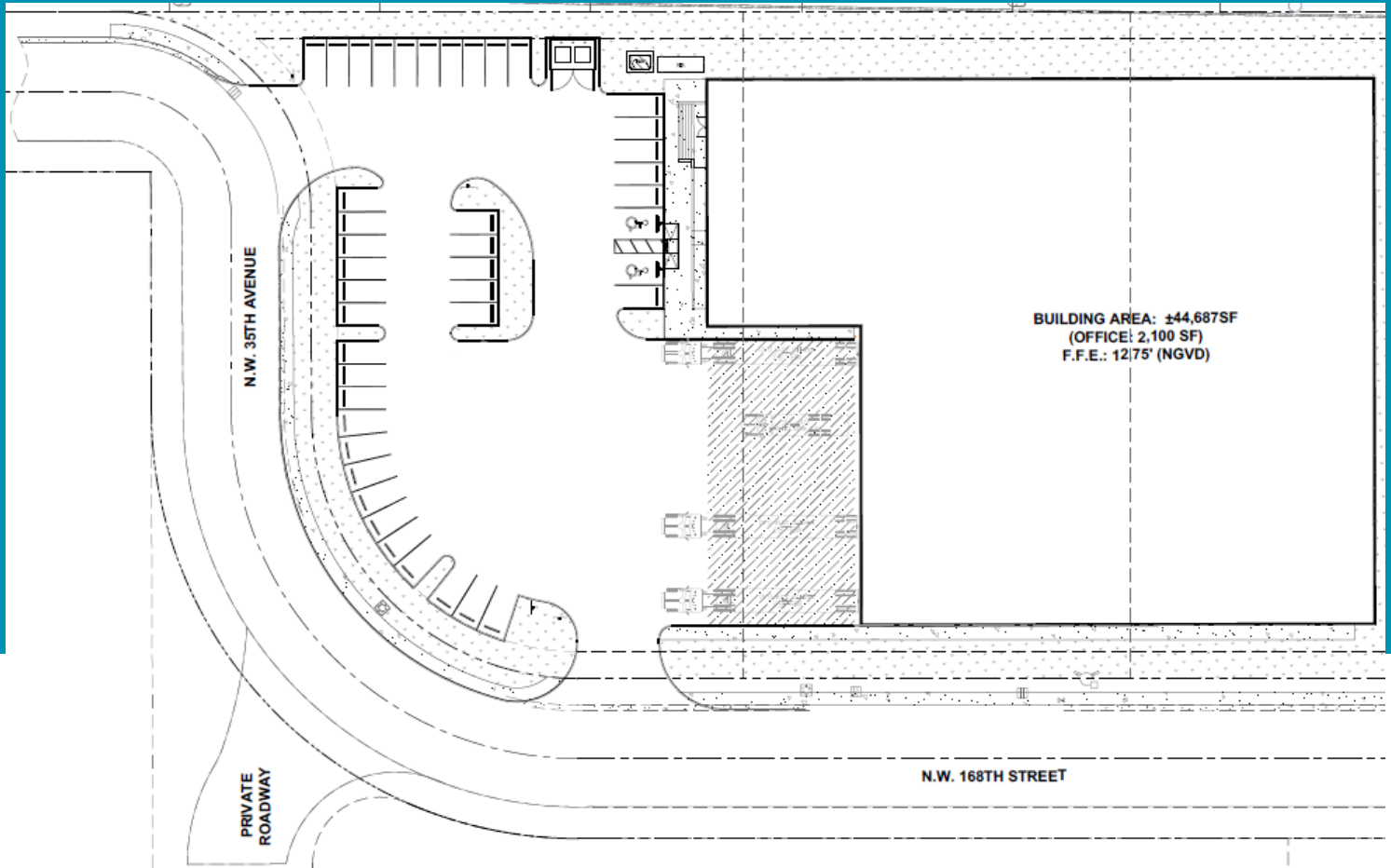


# COLD STORAGE FACILITY

±44,967 SF FOR LEASE



## PROPERTY OVERVIEW



## DEVELOPMENT SPECIFICATIONS



**BUILDING SIZE**  
±44,967 SF



**COLD DOCK**  
±6,000 SF



**SPEC OFFICE**  
±3,000 SF



**CEILING HEIGHT**  
MIN 40' CLEAR

- Refrigeration Plant - Package Systems / Synthetic Freon
- -10° to 55° with 45° cold dock
- Glycol Flooring System
- TPO roof system. 9" insulation on deck
- Up to 5,500 Pallet Positions
- Direct access to SR 836 via NW 37th Avenue



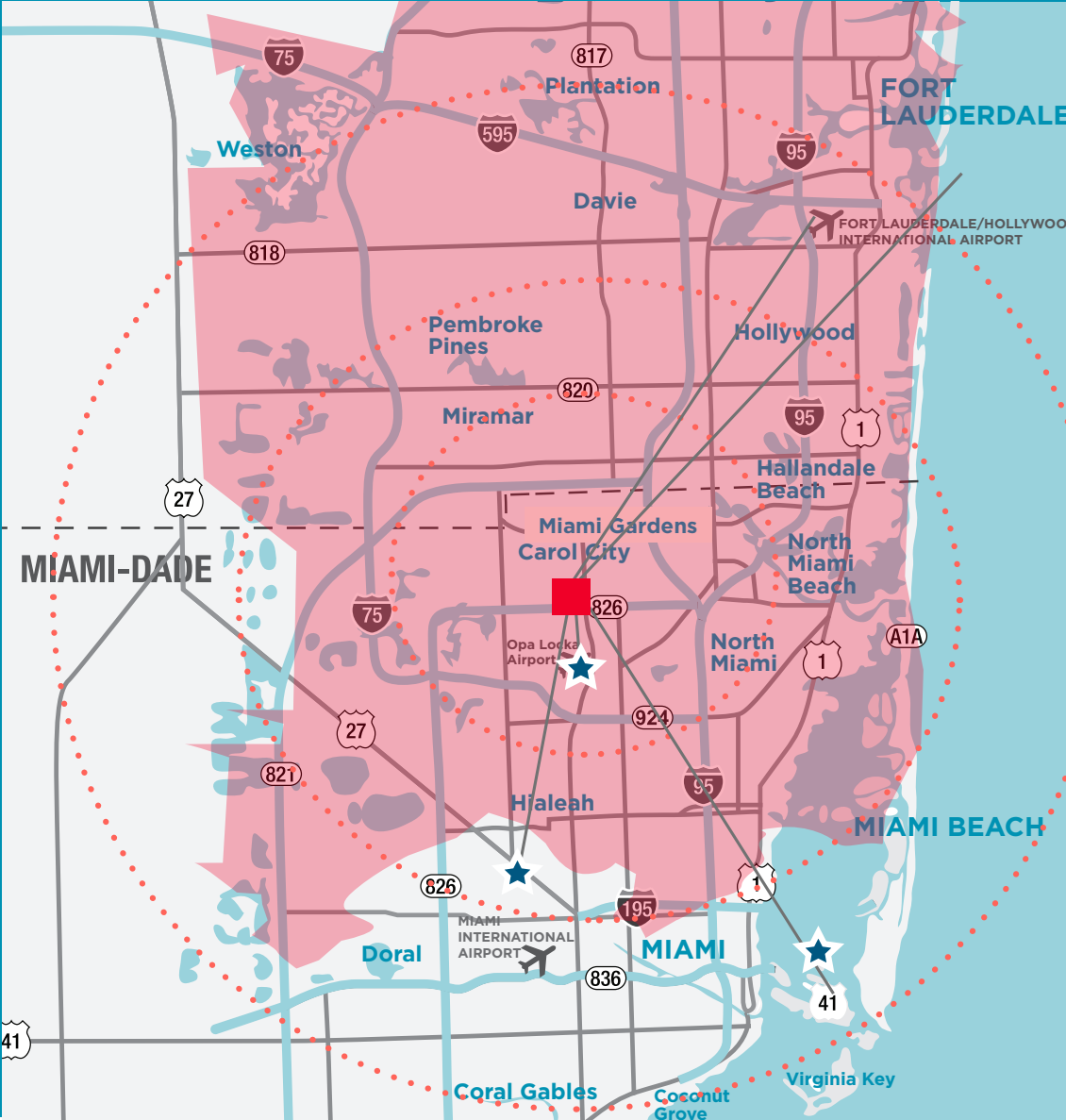
# BUILDING RENDERINGS



# Transportation / Distribution Nodes

- Miami Opa-Locka Executive Airport - 0.5 miles
- Downtown Miami - 10 miles
- Port Everglades - 14 mile
- Port of Miami - 11 miles
- Fort Lauderdale Int'l Airport - 13 miles
- Miami Int'l Airport - 7.5 miles

North Miami-Dade location conveniently serves both Miami-Dade and Broward counties including both air and sea ports



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