

Southwest corner of NW 107th Avenue and NW 41st Street | Doral, FL

ALL INDUSTRIAL PARKS ARE NOT CREATED EQUAL



THIS PROJECT IS REGISTERED WITH THE CERTIFICATION GOAL OF LEED SILVER

UP TO ±640,000 SF AVAILABLE FOR LEASE

±2.6M SF NEW STATE-OF-THE-ART INDUSTRIAL PARK



HIGHLIGHTS

- Premier location in one of the fastest growing cities in South Florida
- Immediate Highway Access with close proximity to MIA Cargo Entrance and Port Miami
- Seasoned Developer/Owner with proven national track record of Industrial Development
- Multiple space sizes available, including up to ±640,000 SF Built-to-Suit Options
- Single and Multi-Tenant Building configurations available
- On and off site employee amenities
- Planned industrial park

 On-site Trailer Parking

 Class A Built-to-Suit office

 36-FT Clear Height

 Secure with the ability to privatize truck courts

 60-FT Speed Bays

 Rear Load and Cross Dock configurations

BUILD-TO-SUIT OPPORTUNITIES

UP TO ±640K SF

LAND SIZE

±175 Acres

DELIVERY DATE

Q3 2025

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ALL INDUSTRIAL PARKS ARE NOT CREATED EQUAL

Located in the heart of the Miami Airport/Doral Central Business District, Bridge Point Doral (BPD) is the newest and most-coveted industrial development in South Florida. BPD offers numerous physical and locational amenities which add operational value, other area industrial projects cannot offer.

SEE WHAT SETS BRIDGE POINT DORAL APART FROM THE FIELD:

1. Size Matters

Ability to deliver up to 425,000 SF in 2025 and subsequent Build to Suits up to ±640,000 SF.
36' clear ceiling heights provide a plus 30% reduction in SF for racked buildings, compared to 24' clear.

2. Location, Location, Location

Doral is the most prestigious industrial submarket in Florida, offering status, access to ancillary businesses and area amenities

3. Trailer Drops

A cost saving asset important to most warehouse occupiers. All but one of our buildings provide them as designed.

4. Unlocking Convenience

A fully planned 175-acre business park, offering wide open spaces, room for your business to grow over time, signalized intersections providing ease of access, and planned food and retail on site.

5. Highway Access at Every Turn

Multiple highway access to Florida's Turnpike, the MIA Cargo Viaduct, and SR's 826 and 836. Minutes to MIA, Port Miami, and Miami's CBD.

6. Our Collective Value

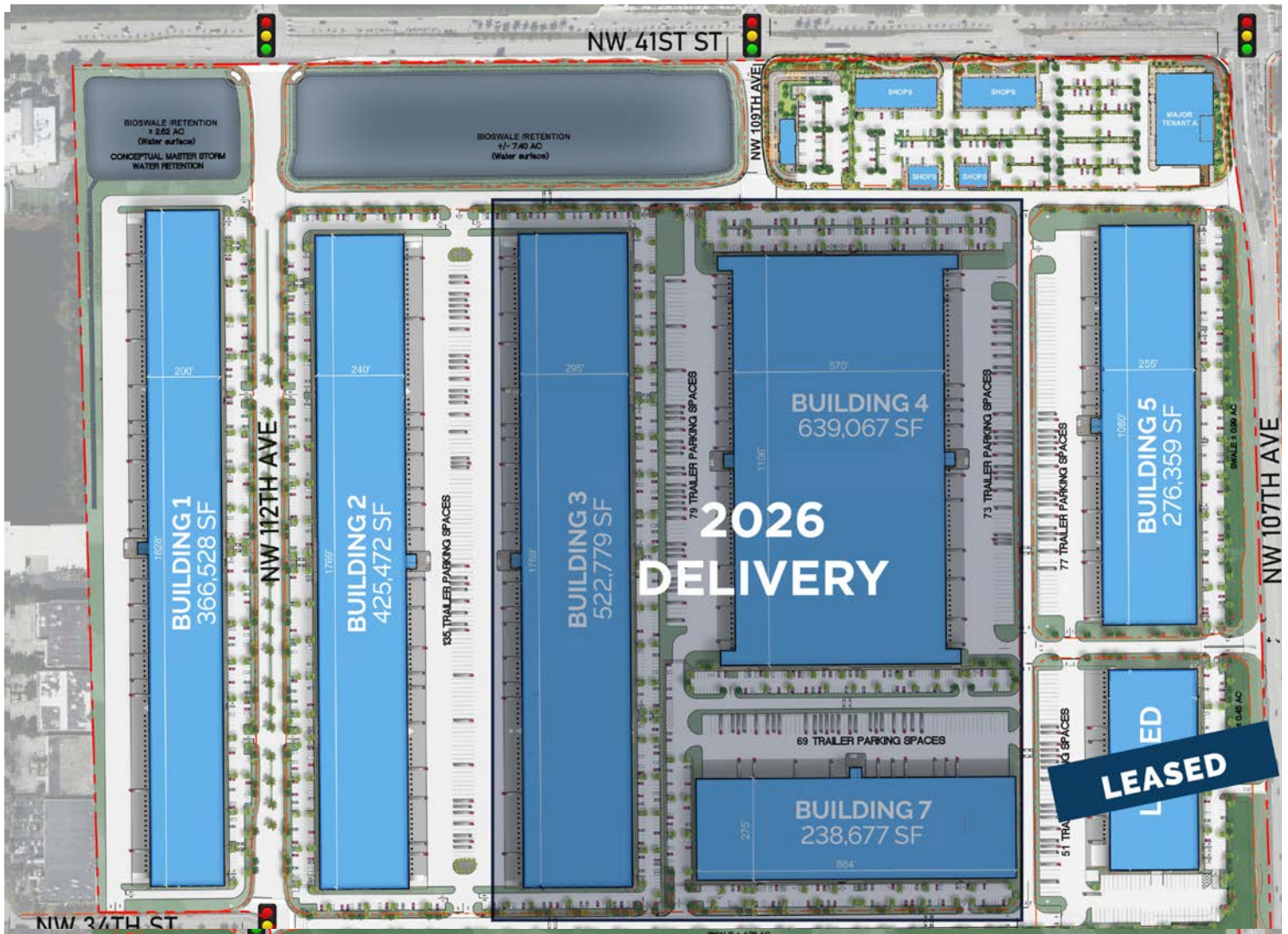
Your Success – Add 1 through 5 = Value delivered.

Compare BPD to the competition, and add quality construction, professional property management and a long-term hold strategy that Bridge Industrial provides.

SIZE MATTERS



Bridge Point Doral is the **ONLY** industrial park in the Doral/Airport market that can deliver up to 425,000 SF in 2025 and subsequent Build-to-Suits up to 640,000 SF.



BUILDING 1 - 3600 NW 112 AVE
 Bldg Size: 366,528 SF
 Depth: 200'
 126 OH doors / 305 Parking spaces

BUILDING 2 - 3605 NW 112 AVE
 Bldg Size: 425,472 SF
 Depth: 240'
 122 OH doors / 389 Parking spaces
 135 Trailer drops (shared)

BUILDING 3 - 10955 NW 34 ST
 Bldg Size: 522,779 SF
 Depth: 295'
 122 OH doors / 421 Parking spaces
 135 Trailer drops (shared)

BUILDING 4 - 10875 NW 40 ST
 Bldg Size: 639,067 SF
 Depth: 570'
 140 OH doors / 401 Parking spaces
 152 Trailer drops

BUILDING 5 - 3700 NW 107 AVE
 Bldg Size: 276,359 SF
 Depth: 255'
 72 OH doors / 211 Parking spaces
 77 Trailer drops

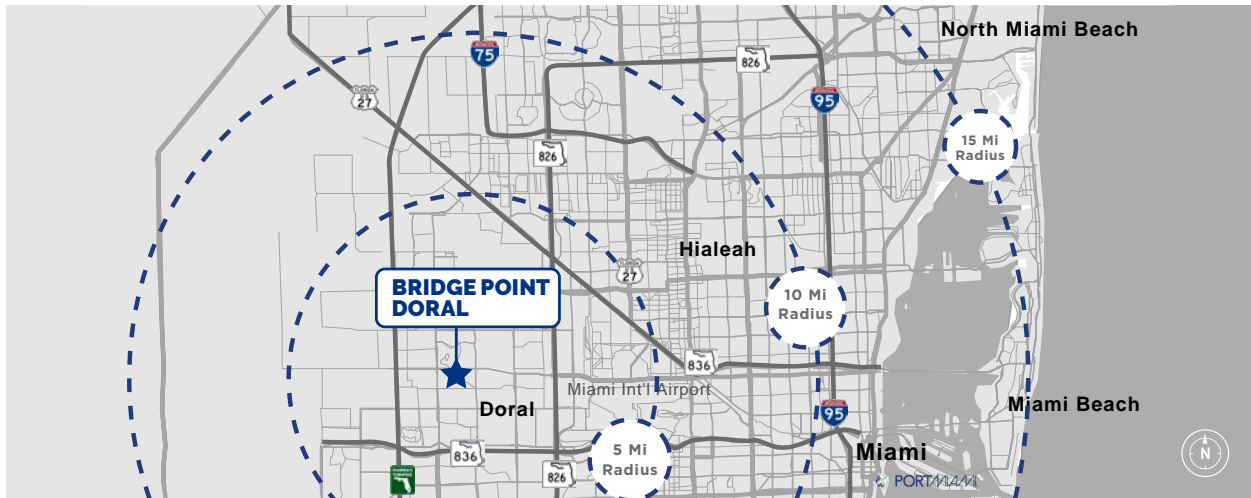
BUILDING 7 - 10855 NW 34 ST
 Bldg Size: 238,677 SF
 Depth: 275'
 56 OH doors / 213 Parking spaces
 69 Trailer drops

*When comparing Bridge Point Doral's 36' clear ceiling heights against 24', ±33% less square footage is needed for an equal pallet position count.

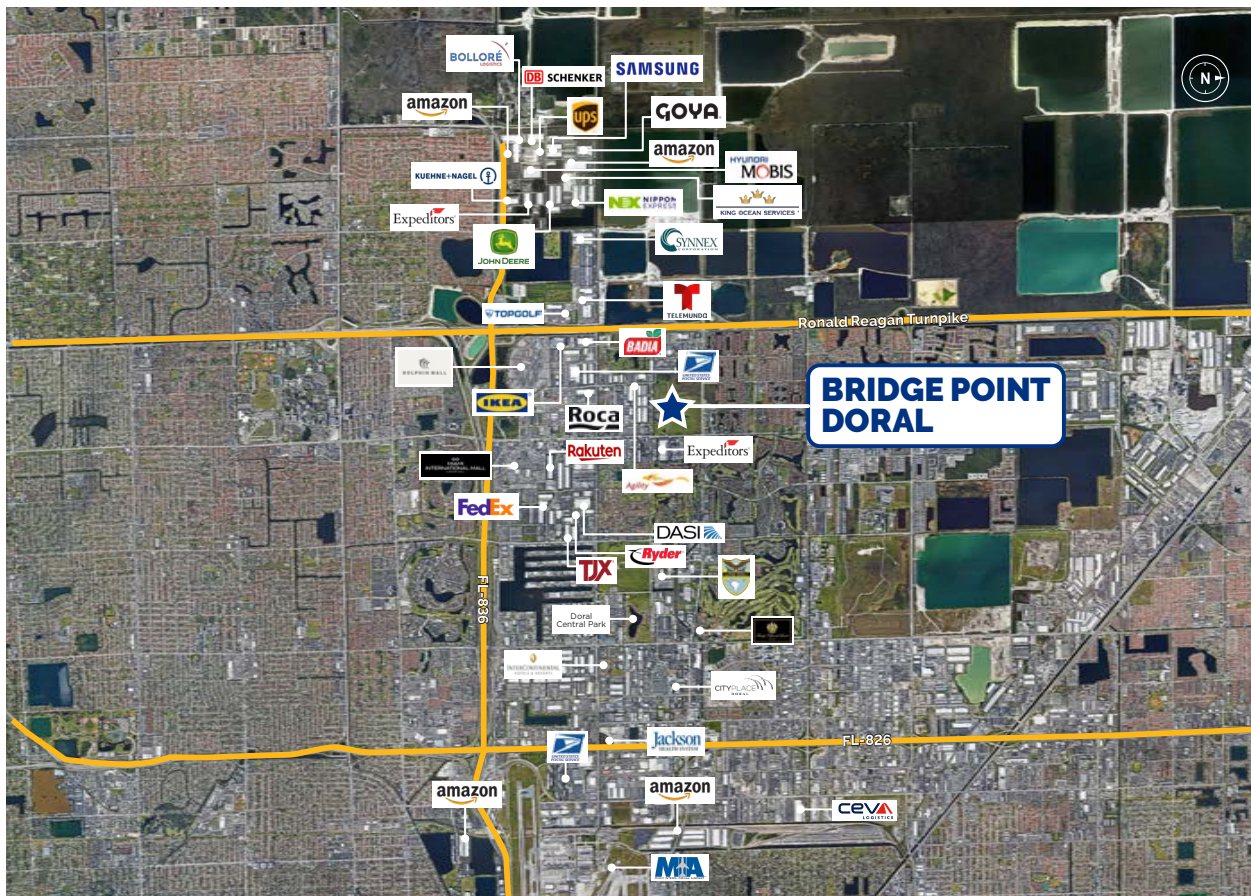


LOCATION, LOCATION, LOCATION

Located in Doral, the most prestigious industrial submarket in Florida, Bridge Point Doral offers a true work, live-play environment within minutes of Port Miami and Downtown, providing the closest option to MIA over 150,000 SF.



CORPORATE NEIGHBORS



TRAILER DROPS = EFFICIENT LOGISTICS BRIDGE

Incorporating seamless access for loading and unloading is a fundamental aspect of BPD's design. For many companies, having on-site access for trailer drops, enhances operational efficiencies and productivity.

All but one of the Phase I buildings include trailer drops as designed, providing an immediate edge that optimizes supply chain efficiency, reduces port storage or demurrage charges, and can guarantee uninterrupted on-site operations — a unique benefit among the competition. Bridge Point Doral excels in enabling seamless logistics, positioning our tenants to lead in the regional arena.

BUILDING 2:

135 TRAILER DROPS

BUILDING 5:

77 TRAILER DROPS



UNLOCKING CONVENIENCE - A DYNAMIC DESTINATION

A fully planned business park, Bridge Point Doral is a special place to locate a business, offering wide open spaces with the lowest building coverage of its competition, numerous signalized intersections, two lakes and beautiful landscaping. Planned dining and retail options will keep you from ever having to leave campus during lunchtime traffic. Our workplace is designed for efficiency, making it easy for your team to grab a meal, enjoy some fresh air or do some shopping without leaving the premises.

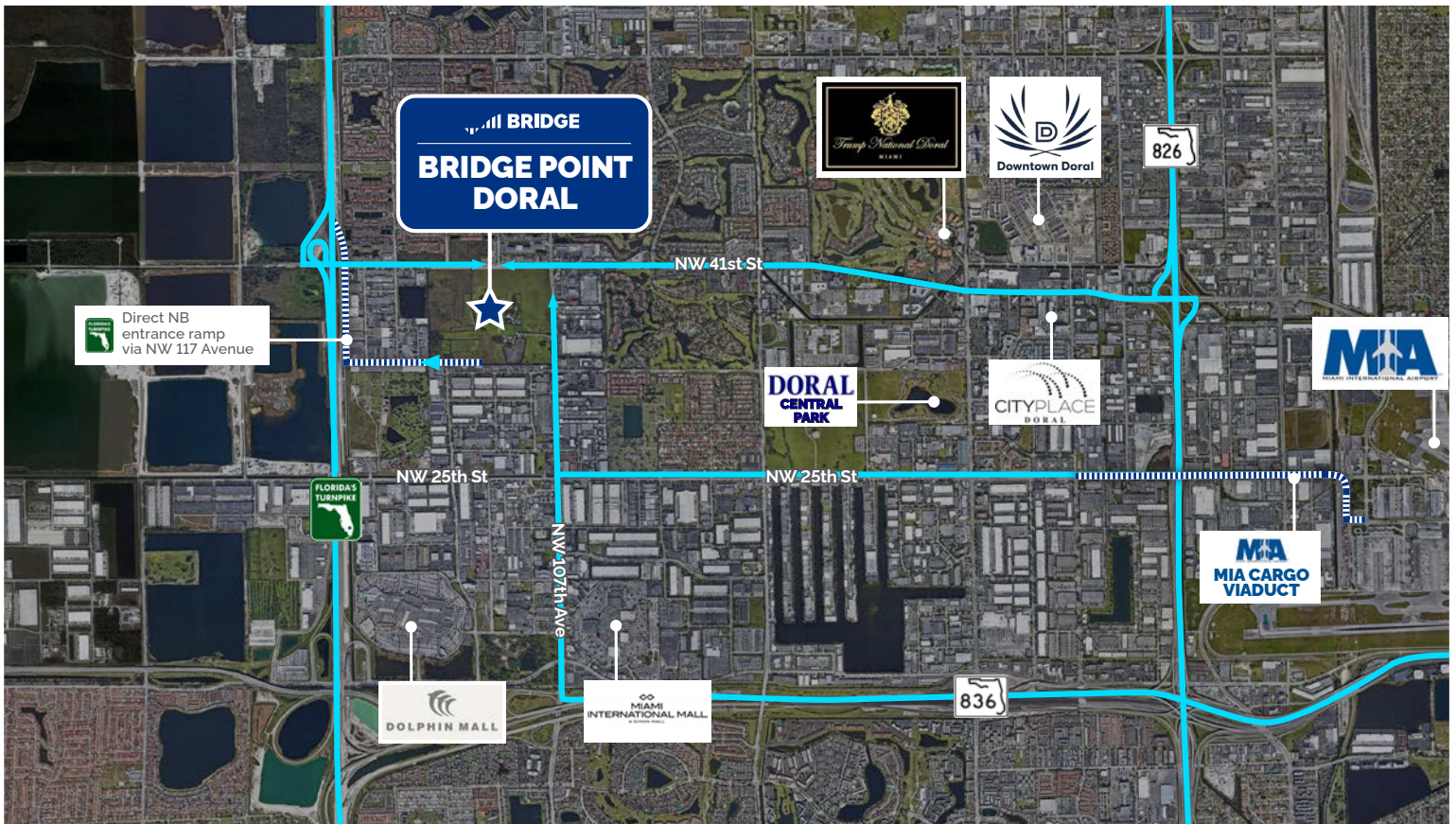


HIGHWAY ACCESS AT EVERY TURN



Bridge Point Doral offers immediate access to Florida's Turnpike, the MIA Cargo Viaduct and State Roads 826 and 836. In addition, Miami International Airport, Port Miami, and Miami's CBD, are minutes away. Whether your employees live south or north, or your business is delivering/receiving from multiple vehicular arteries, BPD puts you close to it all.

- <0.5 miles TO FLORIDA'S TURNPIKE
- ±6.2 miles TO I-75
- 1.5 miles TO DOLPHIN EXPWY (836)
- 3 miles TO PALMETTO EXPWY (826)
- <4 miles TO MIAMI INT'L AIRPORT
- ±11.85 miles TO PORTMIAMI
- ±22.5 miles TO FORT LAUDERDALE INT'L AIRPORT
- ±24 miles TO PORT EVERGLADES



OUR COLLECTIVE VALUE = YOUR SUCCESS



74 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL PROPERTIES in supply-constrained CORE markets in the U.S. and the U.K.

Our people EMBRACE COMPLEXITY and execute with CREATIVITY AND CERTAINTY. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS	
Developer of the Year, NAIOP South Florida	2023, 2021, 2019, 2018, 2016
BOMA TOBY Awards, Miami & Southern Region	2023, 2022
Developer of the Year, NAIOP SoCal	2023
Green Lease Leader with Gold Recognition	2023
New Good Neighbor, NJ Business & Industry Association	2023, 2021
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022
Industrial Project of the Year, NAIOP SoCal	2024, 2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014

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