

BRIDGE POINT DORAL PHASE II

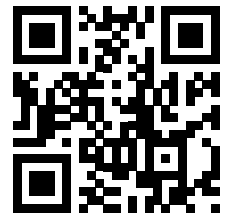
PHASE I BRIDGE

ALL INDUSTRIAL PARKS ARE NOT CREATED EQUAL



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

UP TO ±1.4 MSF BUILD TO SUIT AVAILABLE FOR LEASE 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
- Can offer specialized build to suit options to meet tenant criteria
- Cross dock or rear load configurations
- On and off site employee amenities
- Planned industrial park
- Phase I includes buildings 1, 2, 5 and 6

 On-site Trailer Parking

 36-FT Clear Height

 60-FT Speed Bays

 Class A Built-to-Suit office

 Secure with the ability to privatize truck courts

 Rear Load and Cross Dock configurations

PHASE I OPPORTUNITIES

UP TO
±425,000 SF

LAND SIZE

±175 Acres

DELIVERY DATE

Q3 2024

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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 2024 and subsequent Build to Suits up to ±1.4 million SF.

2. **Location, Location, Location**

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

3. **Build to Suit/Custom Options**

We will listen to your building configuration and truck court requirements and design a custom facility tailored to operational needs.

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 CONCEPT PLAN



Bridge Point Doral is the **ONLY** industrial park in the Doral/Airport market that can deliver up to 425,000 SF in 2024 and subsequent Build-to-Suits up to ±1.4 million SF.



PHASE 2 BUILDINGS

BUILDING 3

10955 NW 34 ST

523,344 SF

- 295' Building depth
- 126 Loading doors
- 121 Parking spaces

BUILDING 4

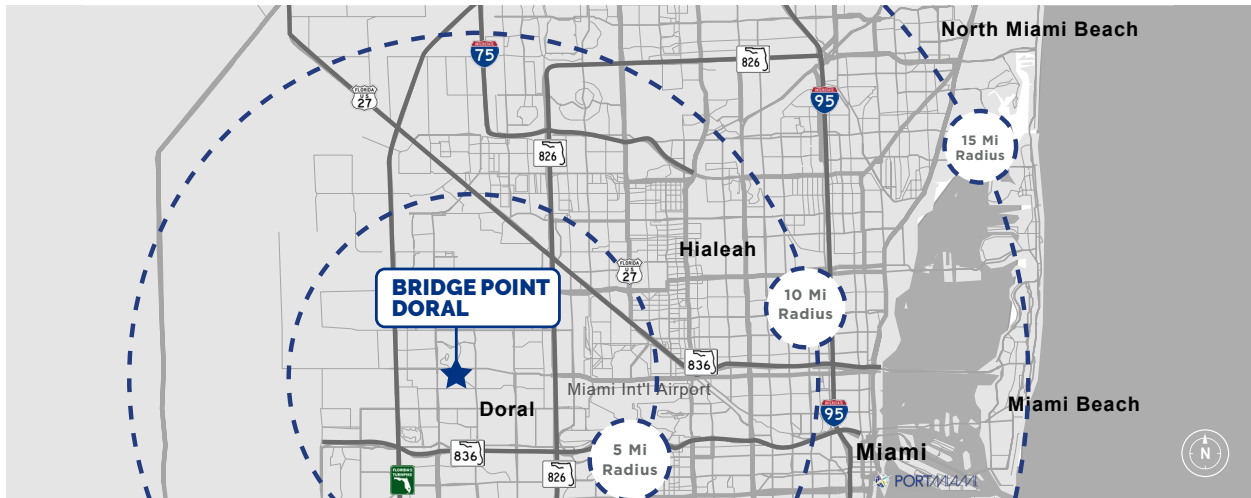
10855 NW 34 ST

897,112 SF

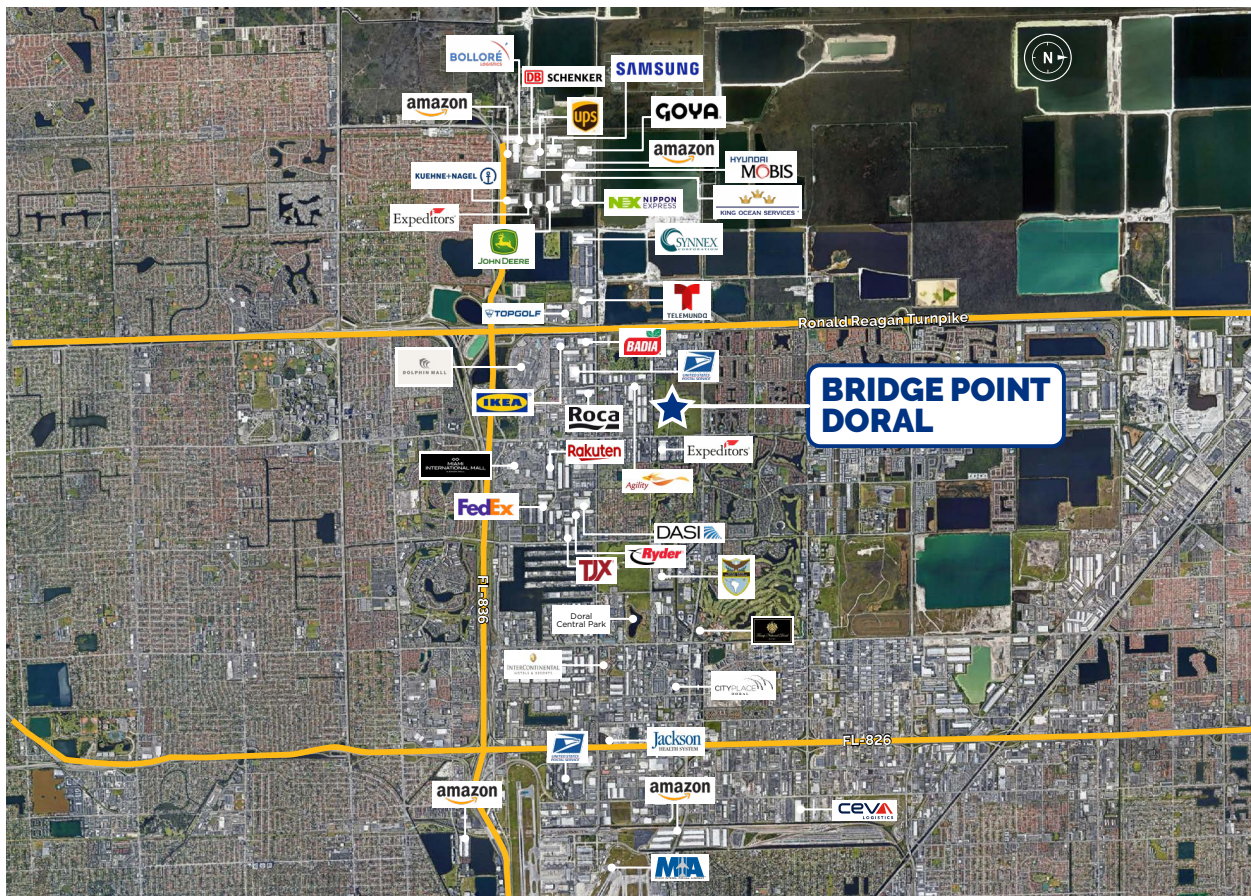
- 570' Building depth
- 72 Loading doors
- 105 Parking spaces
- 77 Trailer drops

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



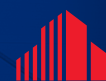
PHASE II consists of a land area able to support up to 1.4 MSF of development. Ownership will entertain various building configurations such as, but not limited to, cross dock, front and rear load, entire site security, expanded trailer drops and/or exterior storage. Outlined below are examples of two potential concepts.

CONCEPT PLAN
OPTION 1

TBD

CONCEPT PLAN
OPTION 2

TBD



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.

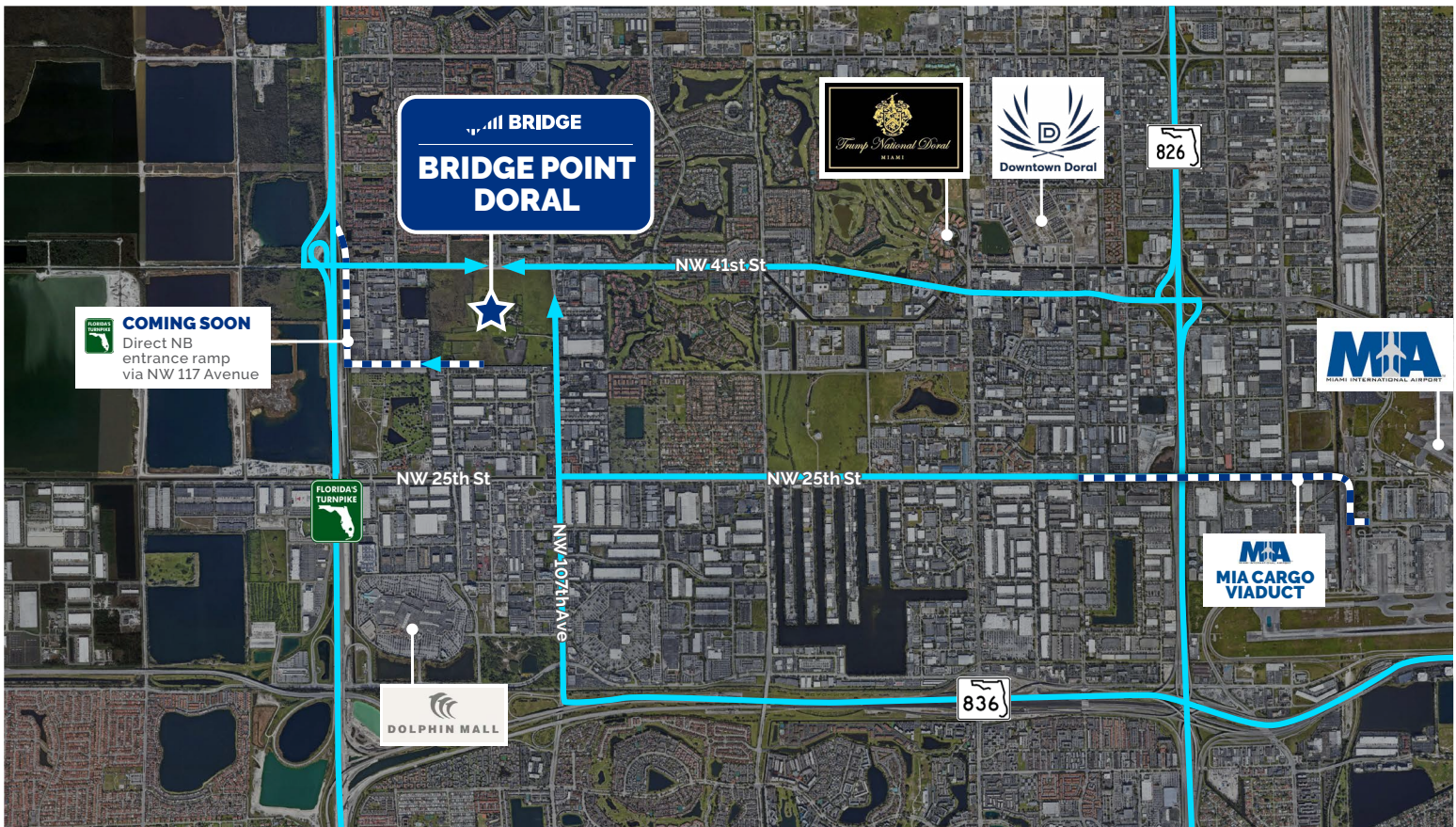


HIGHWAY ACCESS AT EVERY TURN



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



OUR COLLECTIVE VALUE = YOUR SUCCESS



When you compare Bridge Point Doral to the competition, it becomes evident that our commitment to excellence goes beyond location, site amenities and accessibility. Our unwavering focus on your success as a tenant underscores our dedication to delivering unparalleled collective value, centered around three core pillars:

Superior Construction:

Our buildings are state of the art built to the highest industry standards to stand the test of long-term ownership, ensuring that your space is not merely a place of business but a genuine asset to your enterprise.

Professional Property Management:

Our dedicated team of property management experts is committed to providing seamless support, ensuring your tenancy experience is efficient, transparent, and hassle-free.

Long-Term Stability:

Through our enduring commitment to the park's ongoing success, we offer you stability and a dependable partner for your business's growth. **AT BRIDGE POINT DORAL, YOUR SUCCESS IS OUR TOP PRIORITY.**

ABOUT BRIDGE

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 SoCal	2023
Green Lease Leader with Gold Recognition	2023
New Good Neighbor, NJ Business & Industry Association	2023, 2021
BOMA TOBY Awards, Miami & Southern Region	2022
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	2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
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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