



For Sublease

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Prologis Beacon Lakes

13650 NW 17th Street, Building 31
Miami, FL 33182

Sublease Opportunity

A unique opportunity to sublease Class A office and warehouse space with trailer parking at 13650 NW 17th Street, within the established Prologis Beacon Lakes industrial park. We can offer the office or warehouse space together or individually with or without the trailer parking area. The property offers excellent connectivity to major transportation corridors, including the 836 Expressway and the Florida Turnpike, making it ideal for distribution, warehousing, and service-oriented operations. Located in a well-established Miami-Dade County submarket, this facility provides a flexible, turnkey solution in a highly accessible and business-friendly location.

For Sublease

Property Summary - Office

Address: 13650 NW 17th St, Miami , FL 33182

Main Office SF: 15,630

Year Built: 2017

Building Class: A

Building Construction: Concrete

Fire Protection: ESFR

Ownership/Landlord: Prologis

Industrial Submarket: Miami Airport

Asking Office Rate: \$16/SF

Unique opportunity to sublease warehouse space, office space along with a trailer yard of 50 trailer spaces. The office & warehouse space can be subleased individually and the trailer yard with 50 spaces can also be subleased separately. Sublease term flexible.

Location Highlights



Prime Access & Connectivity: Strategically located in the Prologis Beacon Lakes park with immediate access to NW 137th Ave, providing seamless connectivity to the Palmetto Expy, Florida's Turnpike, and I-75 for efficient distribution.



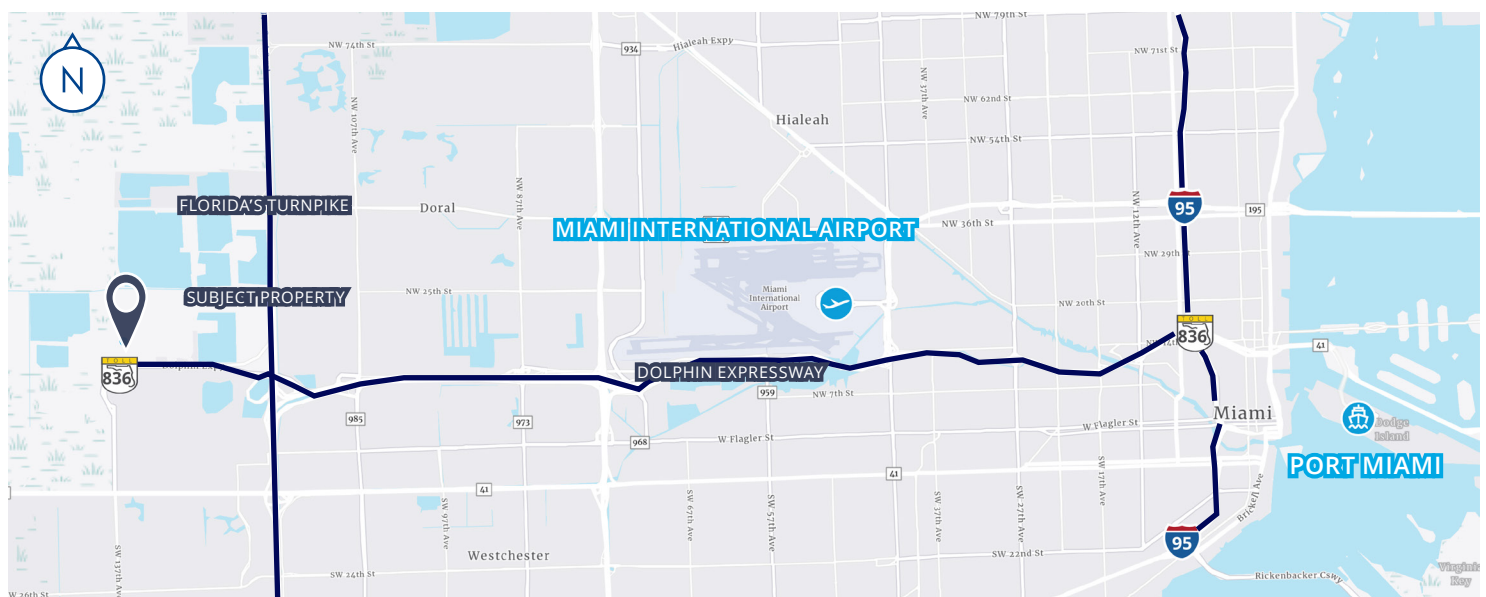
Proximity to Major Logistics Hubs: 23 min drive with direct connectivity to Miami International Airport and 33 min drive to Port Miami, supporting efficient air and seaport logistics for import/export, and last-mile operations.



Premier Industrial Submarket: Located in one of Miami-Dade's most sought-after industrial corridors, offering strong labor pool, and established environment for logistics, distribution, and warehouse users.



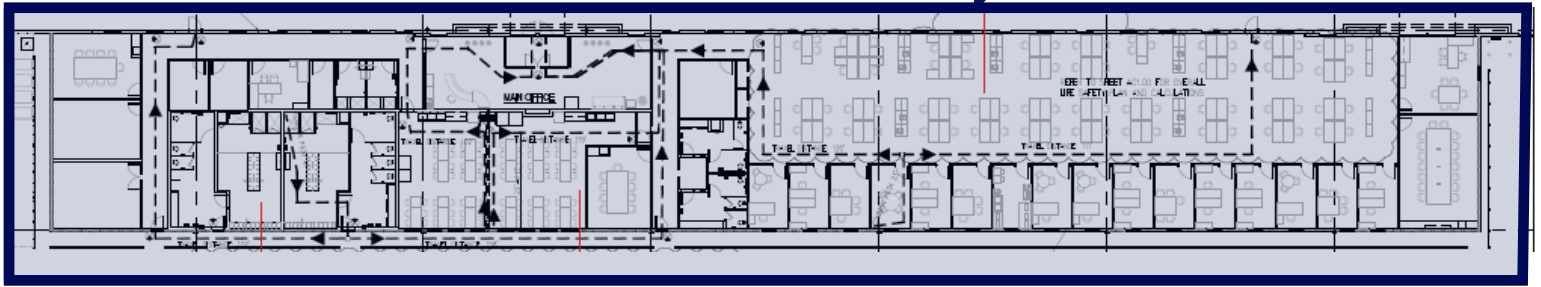
Location Map



For Sublease

Main Office Space

15,630 SF
Available



Office Images



For Sublease

Property Summary - Warehouse

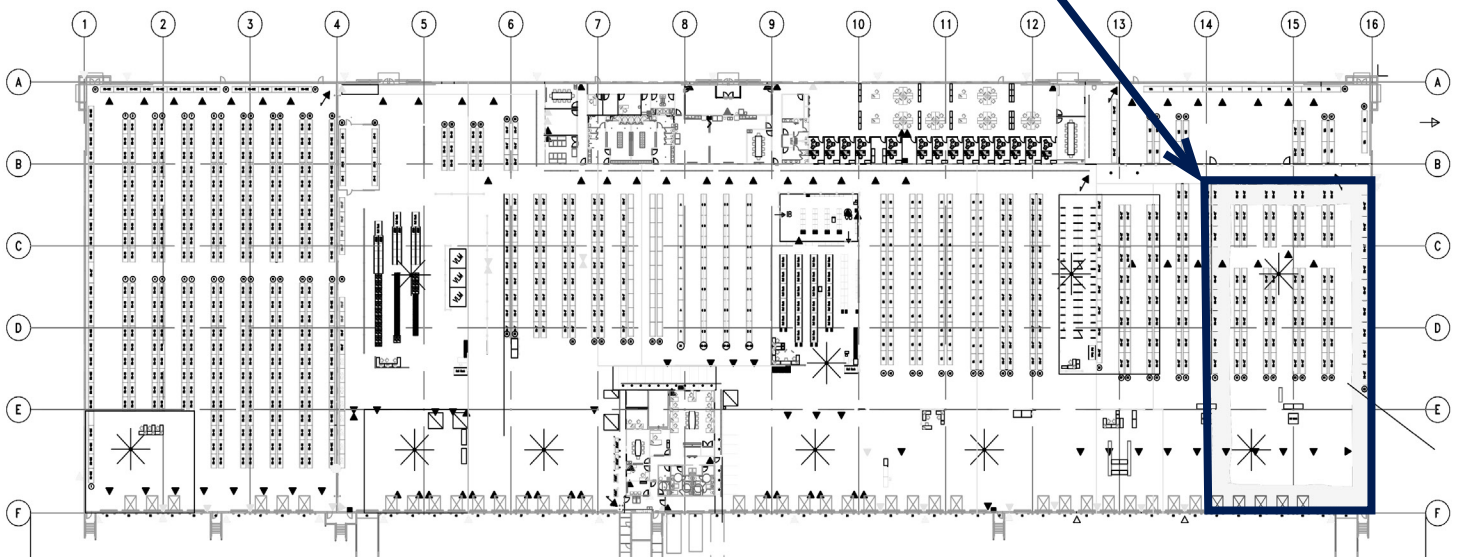
Address:	13650 NW 17th St, Miami , FL 33182
Sublease Warehouse SF:	+/- 19,338
Sublease Area:	The proposed space corresponds to the layout serviced by Doors 1-7
Door #1	Door 1 is a ramp access door and is not a dock position. The door dimensions are approximately 16'9" H x 14' W
Dock Positions:	Doors 2-7 are configured as standard dock-high loading positions
Dock Door Dimensions:	Each dock door (Doors 2-7) measures approximately 10' H x 9' W
Dock Levelers:	All dock positions (Doors 2-7) are equipped with fully operational dock levelers
Dock Seals:	There are currently no dock seals installed at these dock positions
Dock Bumpers:	All doors within the proposed sublease area are equipped with dock bumpers
Dock Lights:	All doors are equipped with operational swing-arm dock lights
Racking:	Existing racking will remain with the space as part of the sublease and consists of approximately 1,200 selective rack positions with a rack height of approximately 30 feet

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Warehouse Layout

19,338 SF Available



For Sublease

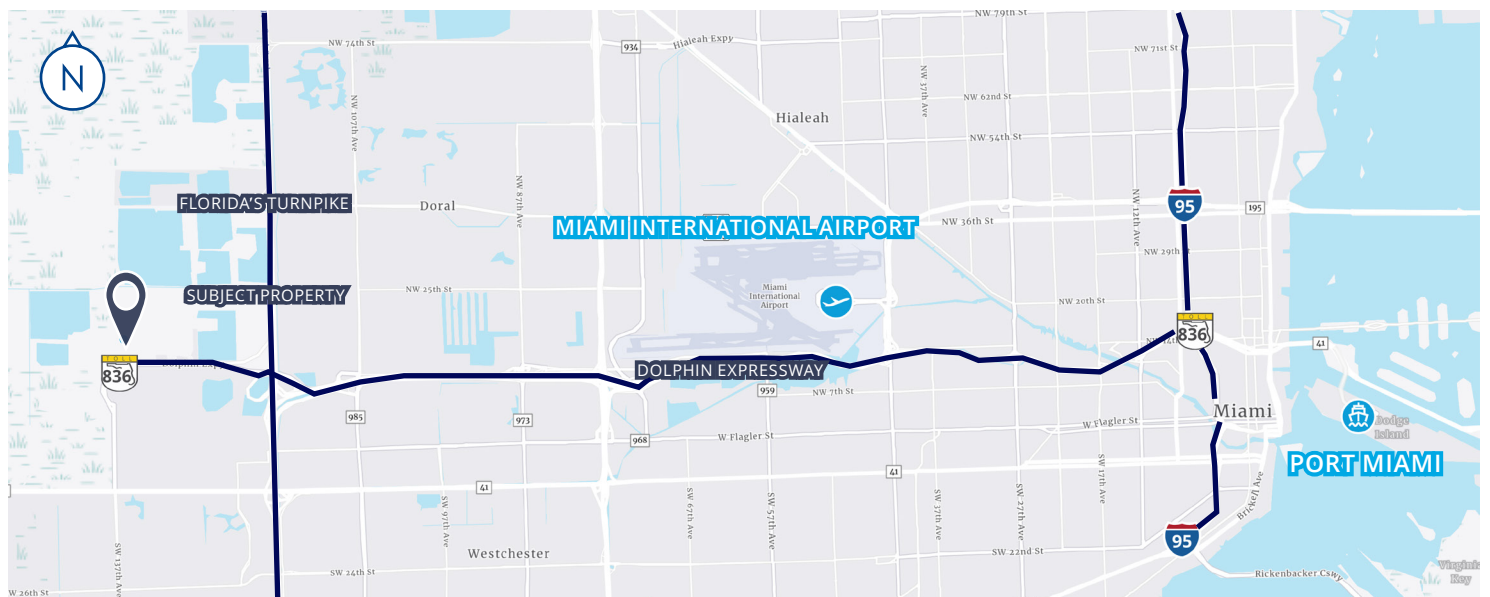
Property Summary - Yard

Address:	13650 NW 17th St, Miami , FL 33182
Total SF:	+/- 58,000
Trailer Parking:	51
Fencing:	Yes - 6' Chainlink fence with 2 Automatic Gates
Ownership/Landlord:	Prologis
Industrial Submarket:	Miami Airport
Asking Yard Rate:	\$3.75/SF
Asking Combined Office & Yard Rate:	\$20/SF Gross
Comments:	Guard Shack Exterior LED Lighting

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