

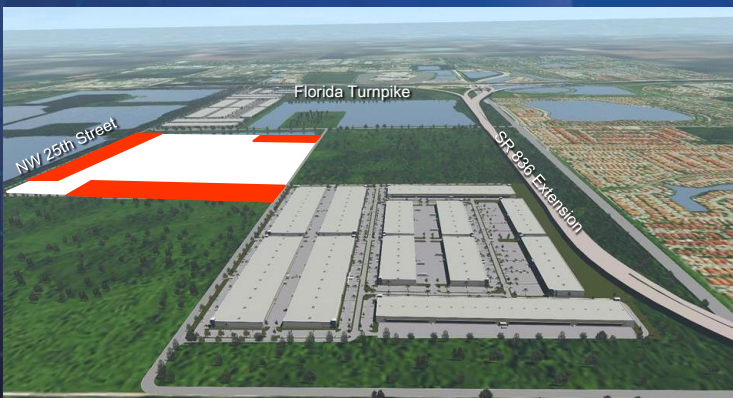
THE VILLAGE AT BEACON LAKES

LAND SALES

NOW AVAILABLE

LAND SPECIFICATIONS

- > FILLED TO SIX FEET (6')
- > READY TO BUILD
- > UTILITIES TO THE SITE



> PERFECT LOCATION

STATE ROAD 836, NW 25TH STREET AND THE FLORIDA TURNPIKE. Direct access to Miami International Airport cargo facilities, Port of Miami and all major South Florida thoroughfares. Beacon Lakes is minutes from Downtown Miami and Coral Gables, as well as convenient to amenities and essential services.

> BUSINESS COMMUNITY

The Village at Beacon Lakes will provide your business with an exclusive business atmosphere within South Florida's premier business park.

> BENEFITS OF OWNERSHIP

Owning commercial real estate in the airport west area has great potential for investment. You can lock in a fixed mortgage payment while lease rates continue to rise each year. This will help insulate against this spiraling escalation, allowing you to plan for the future more accurately.



www.beacon-lakes.com

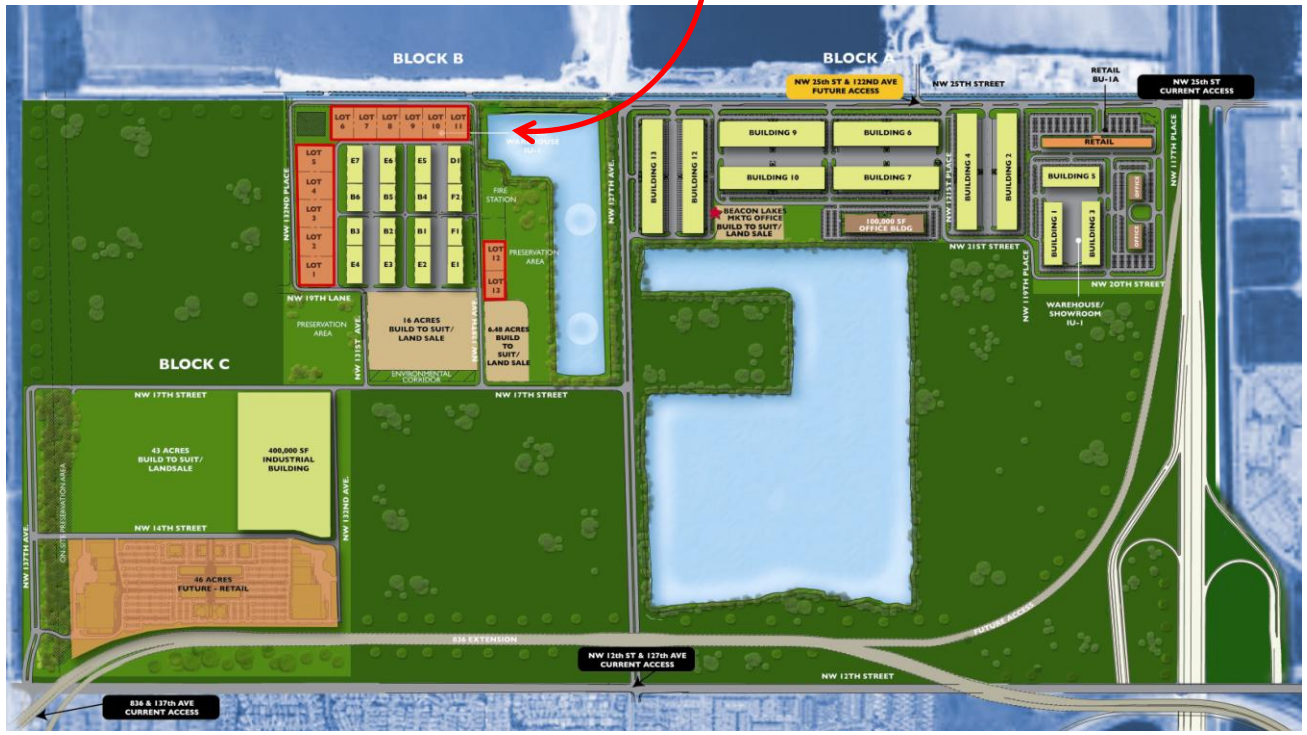
VILLAGE AT BEACON LAKES

LOT SPECIFICATIONS



- > LOT 1 - \$25 / SF
~ 2 Acres / 84,251 SF
 - > LOT 2 - \$25 / SF
~ 2 Acres / 84,142 SF
 - > LOT 3 - \$25 / SF
~ 2 Acres / 84,205 SF
 - > LOT 4 - \$25 / SF
~ 2 Acres / 84,295 SF
 - > LOT 5 - \$25 / SF
~ 2 Acres / 84,398 SF
 - > LOT 6 - \$26 / SF
~ 1.4 Acres / 60,675 SF
 - > LOT 7 - \$26 / SF
~ 1.4 Acres / 60,628 SF
 - > LOT 8 - \$26 / SF
~ 1.4 Acres / 60,581 SF
 - > LOT 9 - \$26 / SF
~ 1.4 Acres / 60,534 SF
 - > LOT 10 - \$26 / SF
~ 1.4 Acres / 60,487 SF
 - > LOT 11 - \$27 / SF
~ 1.4 Acres / 60,440 SF
 - > LOT 12 - \$27 / SF
~ 1.3 Acres / 55,645 SF
 - > LOT 13 - \$27 / SF
~ 1.3 Acres / 55,645 SF
- > Parcel sizes are estimated .

BEACON LAKES MASTER SITE PLAN



Beacon Lakes, a development alliance of Flagler Development Group & AMB Property Corporation, is a 478-acre business park located west of Miami International Airport and northwest of the intersection of State Road 836 and the Florida Turnpike. The property is within the boundaries of NW 25th Street and NW 12th Street; the Florida Turnpike and NW 137th Avenue.

For more details on Beacon Lakes' land for sale, warehouses for lease or build-to-suit opportunities, contact Flagler Real Estate Services, LLC. · ONCOR International:

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