



CROSSROADS
at Dolphin Commerce Center



Crossroads Commerce Center

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PROCACCI
DEVELOPMENT CORPORATION



CROSSROADS at Dolphin Commerce Center



Beauty, brains and brawn.

WAREHOUSE/FLEX SPACE FOR LEASE

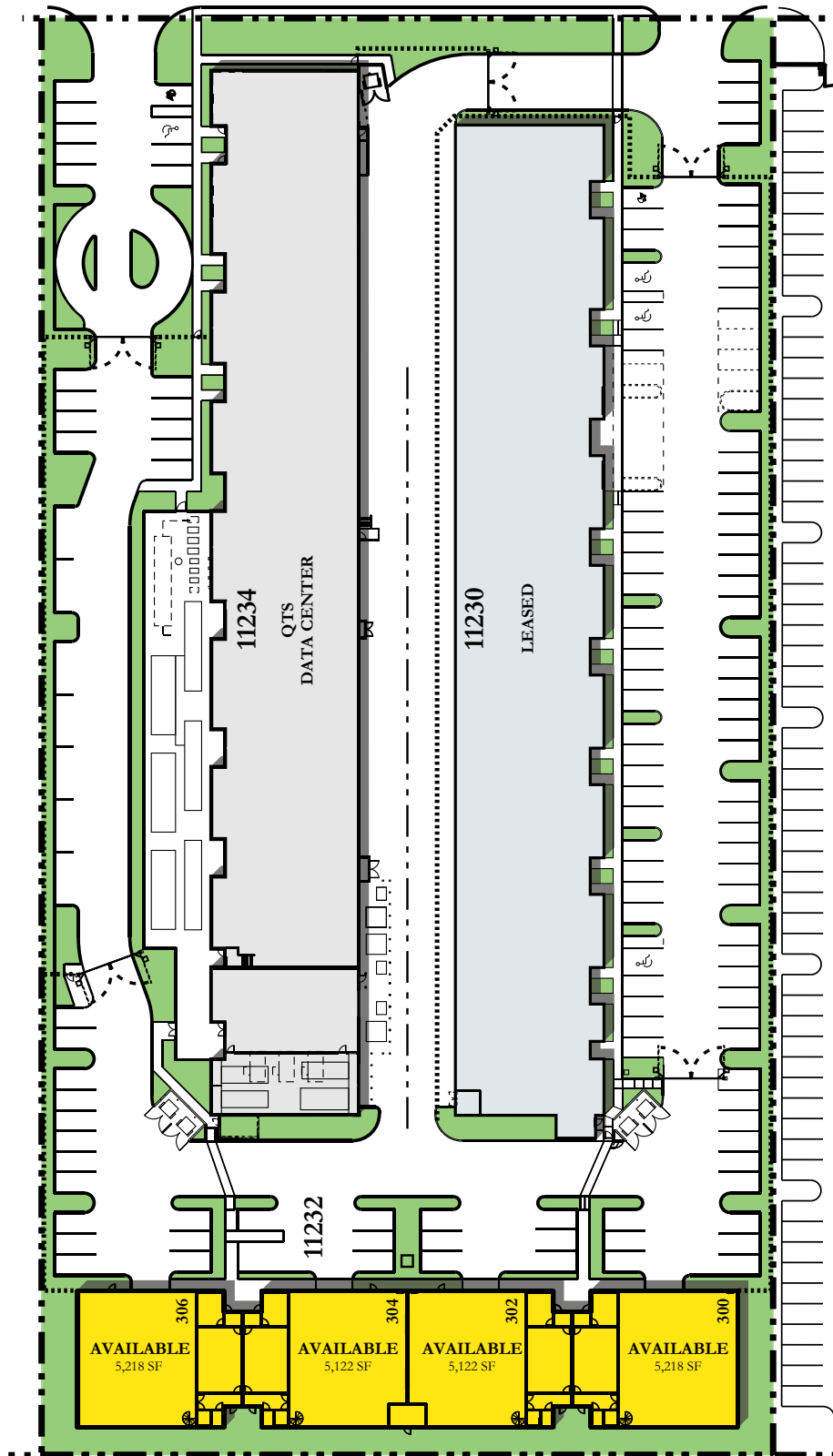
- Hurricane-Resistant Construction Ensures Maximum Protection
- Twin-T Roof Reinforced with Solid Concrete
- Concrete Tilt-Wall Construction
- Generator-ready with Manual Transfer Switch
- Fire-Sprinklers Throughout
- Front Loaded/Storefront Design
- Excellent Curb Appeal
- 12' Overhead Door
- 18' Ceiling Height
- Finished Interior Office
- Excellent Signage Opportunities



N.W. 20th STREET



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DOLPHIN MALL RING ROAD

11232 NW 20th Street

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CROSSROADS

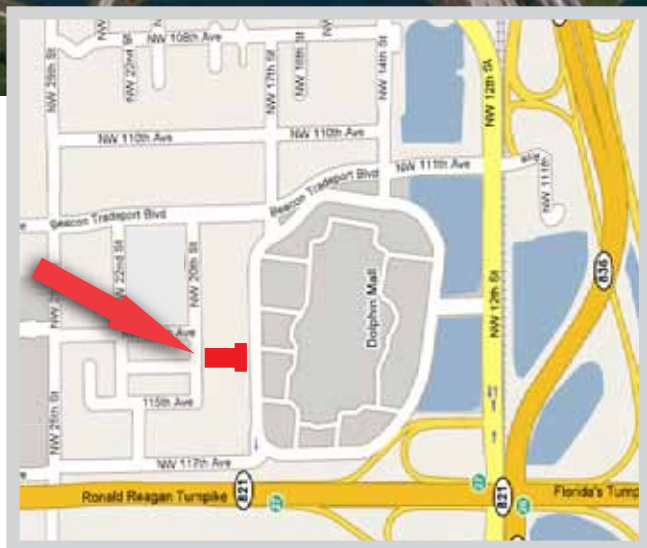
at Dolphin Commerce Center



Ideal Location/Security.

NW 20TH STREET ADJACENT TO FLORIDA'S TURNPIKE IMMEDIATELY NORTH OF THE DOLPHIN MALL

- Ideally located adjacent to the intersection of Florida's Turnpike and The Dolphin Expressway (SR 836), five miles from Miami International Airport, 10 minutes from I-95 and only 15 minutes from downtown Miami.
- 24 hour security checkpoint with key-card access. Perimeter secured by six foot steel fencing.





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About Procacci Development Corporation

HEADQUARTERED IN BOCA RATON, FL

■ Procacci Development Corporation has defined a new standard for commercial real estate with its Class A+ hurricane-resistant office buildings, branded “Built Procacci Strong,” providing business continuity through unparalleled design and construction. Procacci specializes in development, leasing and property management of quality real estate assets. Established more than 35 years ago, the Company set its sights on becoming a different kind of full service real estate development partner, creating tangible quality and building lasting and productive relationships.

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