

SUBLEASE

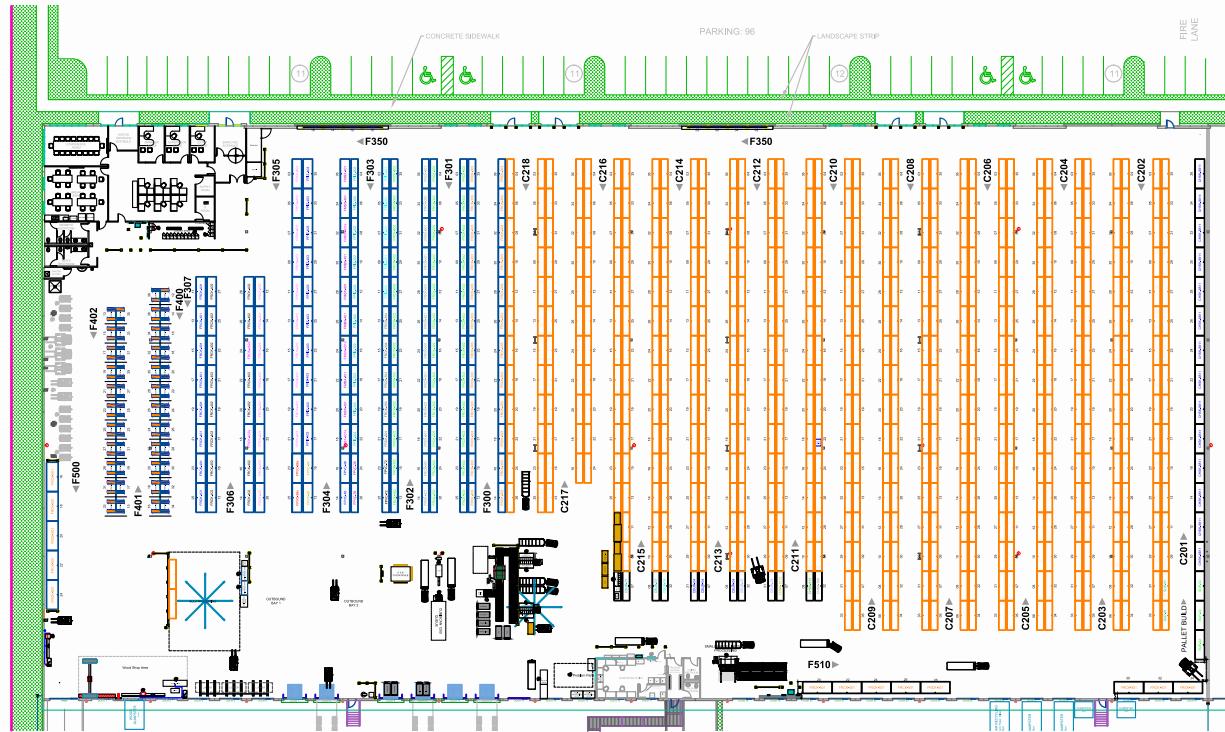
12950 NW 17TH ST
MIAMI, FL 33182



CBRE

116,400 SF AVAILABLE

SITE PLAN



SUITE 100 116,400 SF

- 111,900 SF Warehouse
- 4,500 SF Office
- 32' Clear Height
- 36 Docks + 2 Ramps
- 10 Pit Levelers
- 4 HVLS Fans
- 1.20/1,000 Parking Ratio
- 130' Secured Truck Court
- Lease expires October 31, 2027
- Available Immediately
- Lease Rate \$8.00 NNN

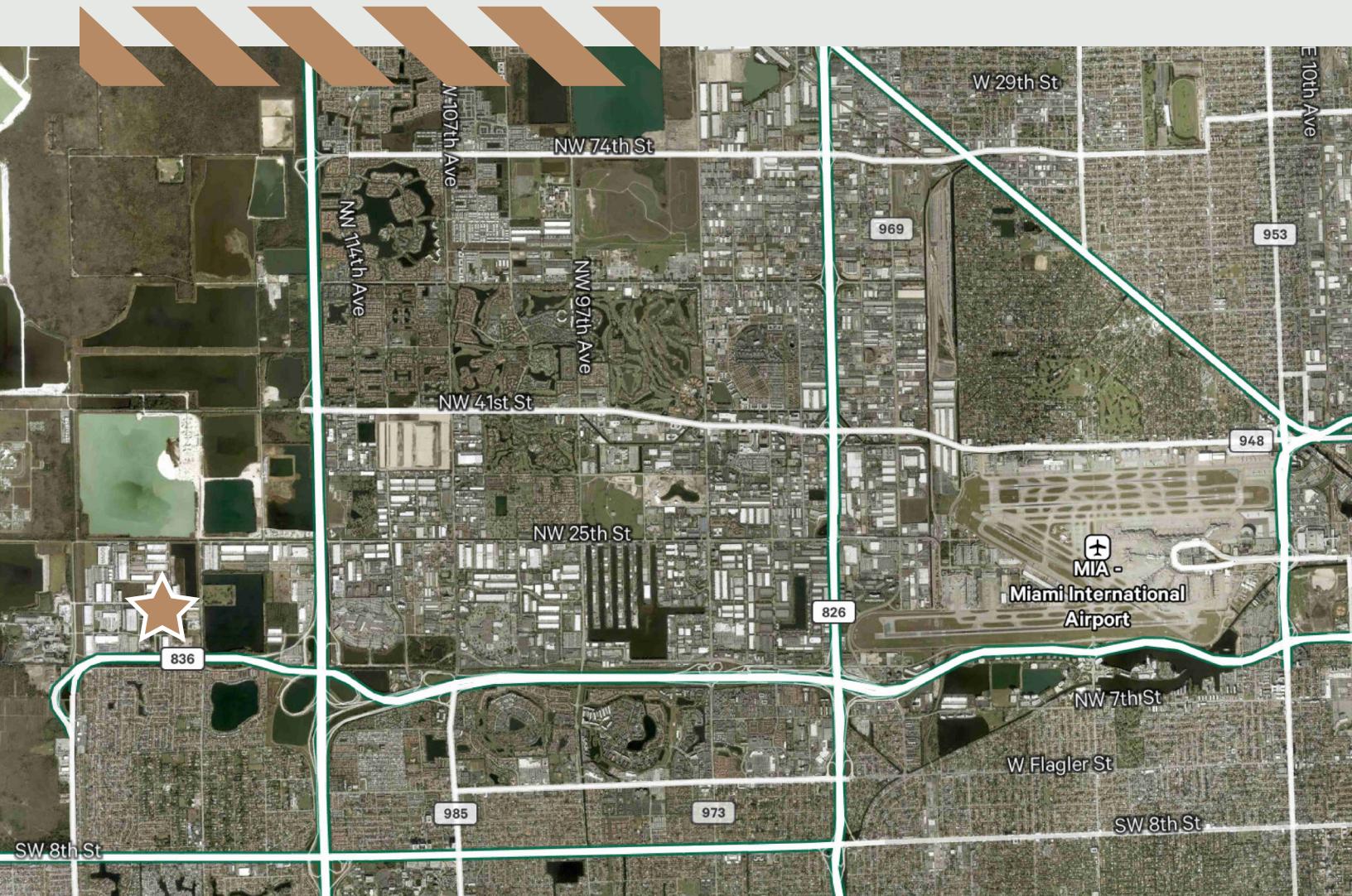
LOCATION MAP

Located in the Miami Airport market adjacent to Dolphin Expressway and the Florida Turnpike.

Easy access to Miami International Airport and PortMiami.

Miami-Dade Park & Ride within the park.

Retail and entertainment, including TopGolf, within the immediate park and over 30 restaurants in a 3-mile radius.



836

IMMEDIATELY
ADJACENT

TURNPIKE

IMMEDIATELY
ADJACENT

826

10 MINUTES

I-95

20 MINUTES

**12950 NW 17TH ST
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