

FOR LEASE

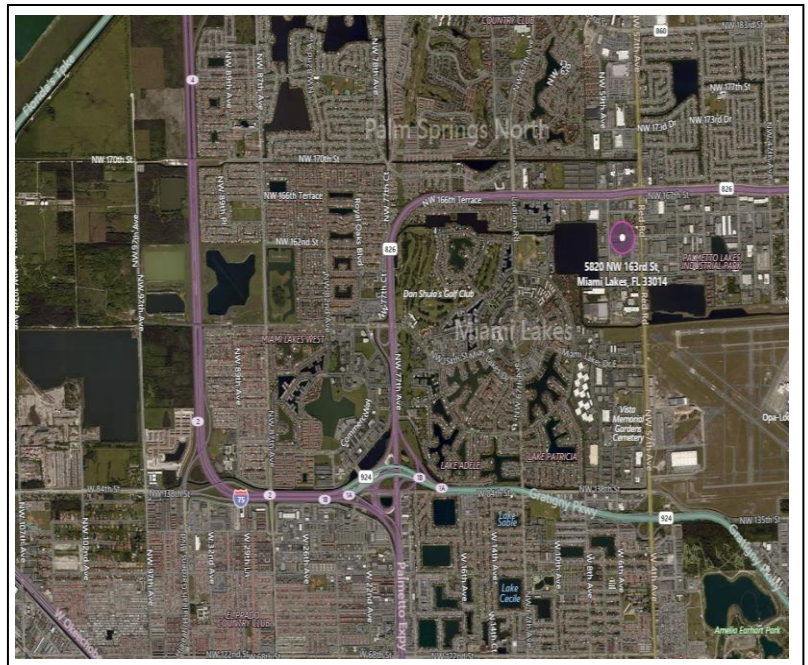
18,005 SF Warehouse/Distribution Facility



5820 NW 163rd Street, Miami Lakes, FL 33014

Property Features

- 18,005 SF Total
- 2,200± SF Office
- 24' Ceiling Height
- 5 Dock High, Rear Loaded Doors
- 1 Ramp
- 40' Column Spacing
- Zoned IU-C
- Heavy Power
- Class "A" Facility
- Minutes from Downtown Miami Lakes
- Easy Access to 826, I-95, Turnpike & I-75
- Available 3/1/23
- **\$18.00 PSF, NNN**
- (\$3.58 Op-Ex) 2023 Budget



E EASTON & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

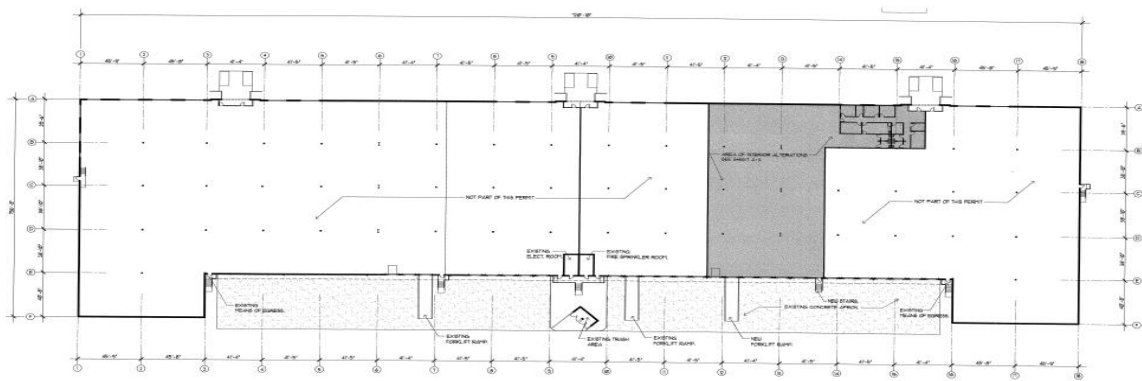
10165 N.W. 19th Street • Miami, Florida 33172

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Vice President

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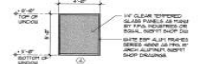
tkimen@theeastongroup.com



Building Plan 1"=30'



NOTES:
 1. LAMPHOUSE AREA IS FULLY PROTECTED BY AN EXISTING FIRE SPRINKLER SYSTEM.
 2. CONCRETE WALLS SHOWN BY DIMENSIONAL LINES. VERIFY VERTICAL DELINEATION OF AREA OF INTEREST. DIMENSIONS SHOWN ARE BY OWNER'S SURVEY.
 3. FOR OCCUPANT COMFORT OF TOWER BAY, SEE SHEET A-1



Window Elevation 1/4'



RODRIGUEZ PEREIRA ARCHITECTS, INC.

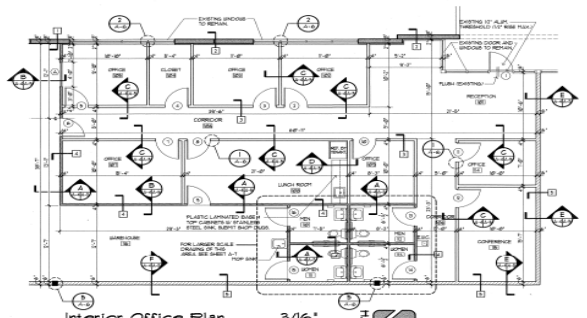
Architecture Planning & Urban Design
 Space Planning
 Interior Design
 Civil Eng. (FL-CE135)

10640 N.W. 28th St. Suite 304
 Miami, FL 33172
 (305) 592-8045
 FAX (305) 592-8795
 WWW.RPAA.COM

Project located for Amtext, Inc.
 Miami Lakes Corporate Park Bldg. 1 - 880X N.W. 95th Street - Miami, Florida
 Owner: Amtext, Inc.
 10765 N.W. 30th Street
 Miami, FL 33127 Phone: (305) 593-2222

REVISIONS	BY

Date: 01-25-02
 Scale: A
 Drawn: J
 Job: 0175
 Sheet: A-2
 of 2 Sheets



Interior Office Plan 3/16'



Interior Office Plan 3/16'



WALL LEGEND					
TYPE	SECTION	DESCRIPTION	FINE NUMBER	UL NUMBER	REMARKS
□	---	EXISTING PRE-CAST CONCRETE TILT-UP PANELS	N/A	N/A	
□	---	EXISTING PRE-CAST CONCRETE TILT-UP PANELS PROVIDE 1" OVER-TOP TYPING CHANNELS & 2" O.C.	N/A	N/A	DETAILS OVER PANELS SHOWN AT OFFICE AREA ONLY. PROVIDE AS INDICATED OTHERWISE.
□	---	NON-RATED PARTITION CONSISTING OF 2" MINIMUM GYPSUM BOARD OVER 2" CHANNEL SHOWN OVER 2" O.C.	N/A	N/A	TERRACE PARTITIONS & 4'-0" AFFABOVE CEILING LINE.
□	---	NON-RATED PARTITION CONSISTING OF 2" MINIMUM GYPSUM BOARD OVER 2" CHANNEL SHOWN OVER 2" O.C.	N/A	N/A	TERRACE PARTITIONS & 4'-0" AFFABOVE CEILING LINE. PROVIDE AS INDICATED OTHERWISE.
□	---	ONE-HOUR FIRE RATED PARTITION CONSISTING OF 5/8" TYPE 'X' GYPSUM BOARD OVER 2" CHANNEL SHOWN OVER 2" O.C.	ULC 90	47 MIN.	EXPOSED PARTITION TO INTERIOR OF ROOF STRUCTURE.

NOTES:
 1. PROVIDE AS SET OF ARCHITECTURAL DETAILS.
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