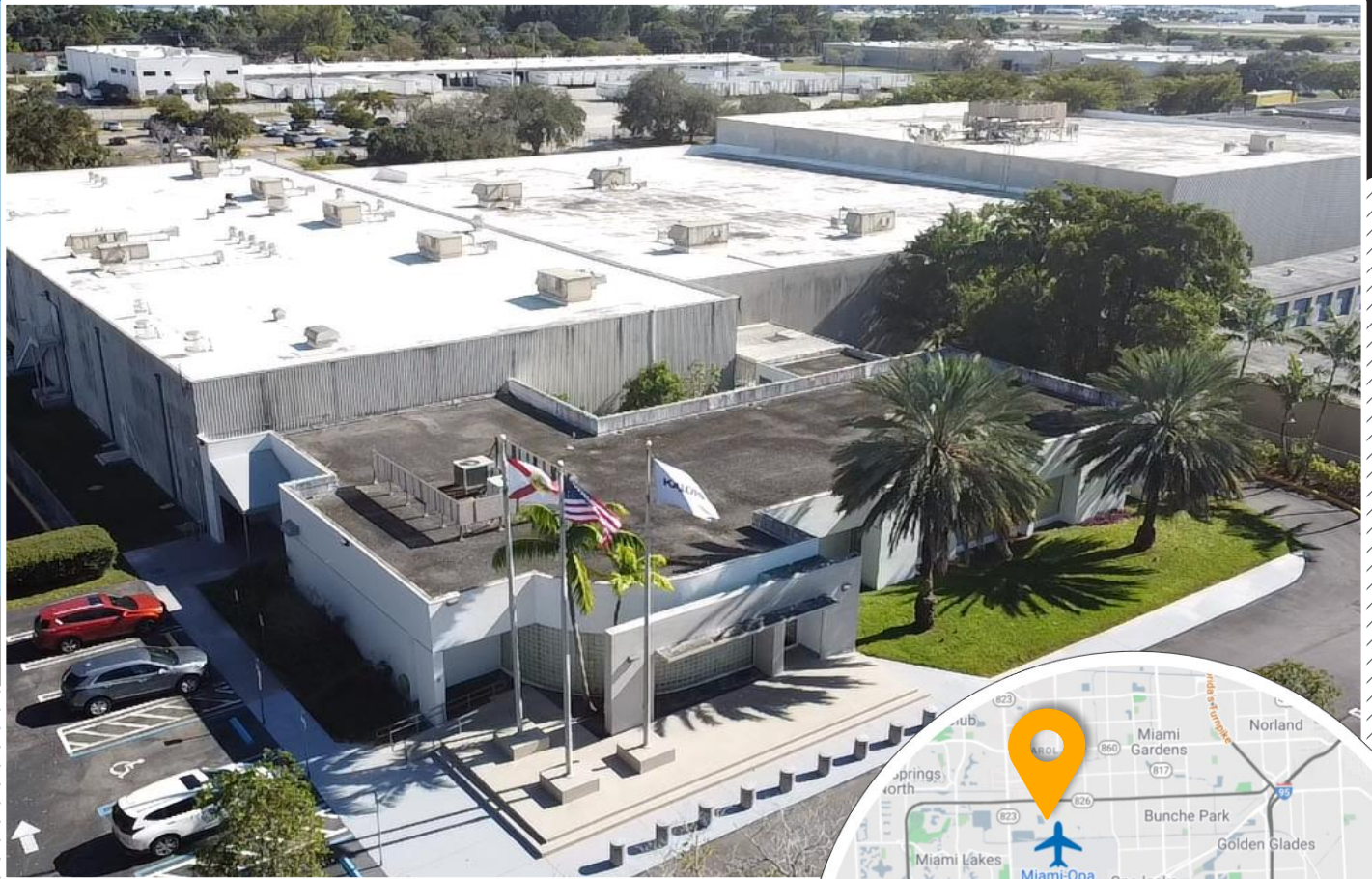


NEWMARK

±95,000 SF AVAILABLE FOR LEASE

FREESTANDING OFFICE/WAREHOUSE FACILITY



16175 NW 49th Avenue
MIAMI GARDENS, FL



±75,000 SF
Warehouse



3 Dock Doors
3 Street Level Doors



±22' and ±30'
Clear Height



±10,000 to ±20,000 SF
Renovated Office Space



HEAVY POWER
±5,000 amps

PLEASE CONTACT:

Steven J. Medwin, SIOR, CCIM

Executive Managing Director
t 305-350-0923
steve.medwin@nmrk.com

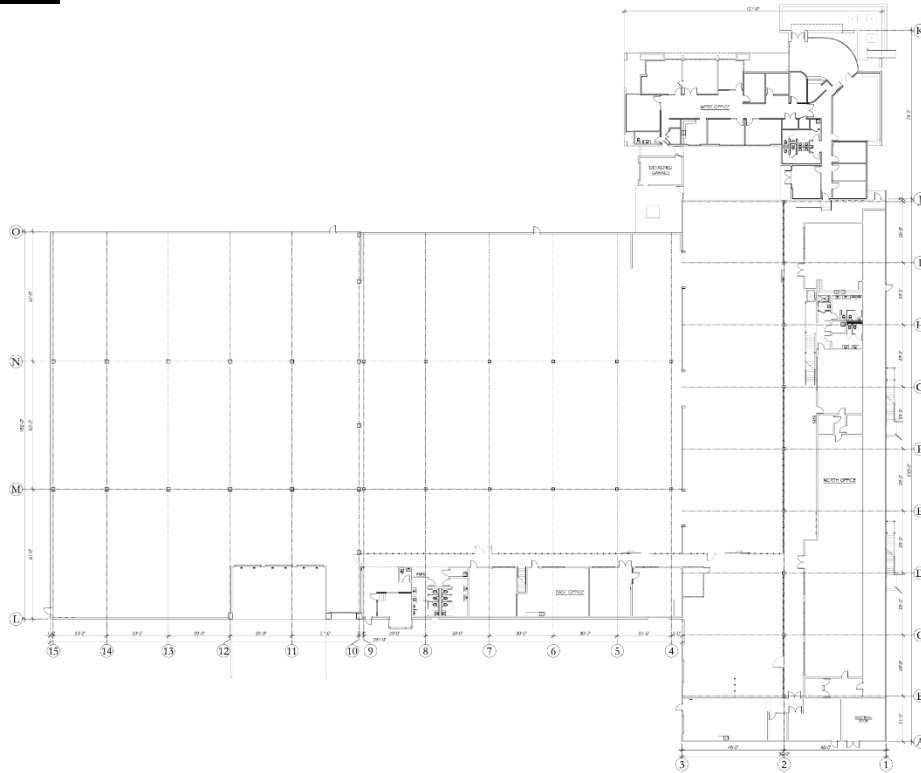
Nick Wigoda, SIOR

Executive Managing Director
t 305-982-4110
nick.wigoda@nmrk.com

PROPERTY FEATURES

- ±75,000 SF of warehouse space
- ±10,000 to ±20,000 SF of recently renovated executive and administrative offices
- Ceiling Height: ±22' and ±30' Clear
- Fully air-conditioned warehouse
- 3 Dock Doors and 3 Drive-in Doors (more can be added)
- Concrete Twin-T roof
- ESFR Fire Sprinklers
- Heavy Power: ±5,000 amps @ 480 Volts
- 2 Backup Generators
- ±150 marked parking spaces
- Additional parking or trailer storage space available on-site
- Centrally Located in North Miami-Dade County
- Easy access to SR-826 (Palmetto Expressway), I-75, I-95 and the Florida Turnpike

FLOOR PLAN



PLEASE CONTACT:

Steven J. Medwin, SIOR, CCIM

Executive Managing Director
t 305-350-0923
steve.medwin@nmrk.com

Nick Wigoda, SIOR

Executive Managing Director
t 305-982-4110
nick.wigoda@nmrk.com

BUILDING PHOTOS



PLEASE CONTACT:

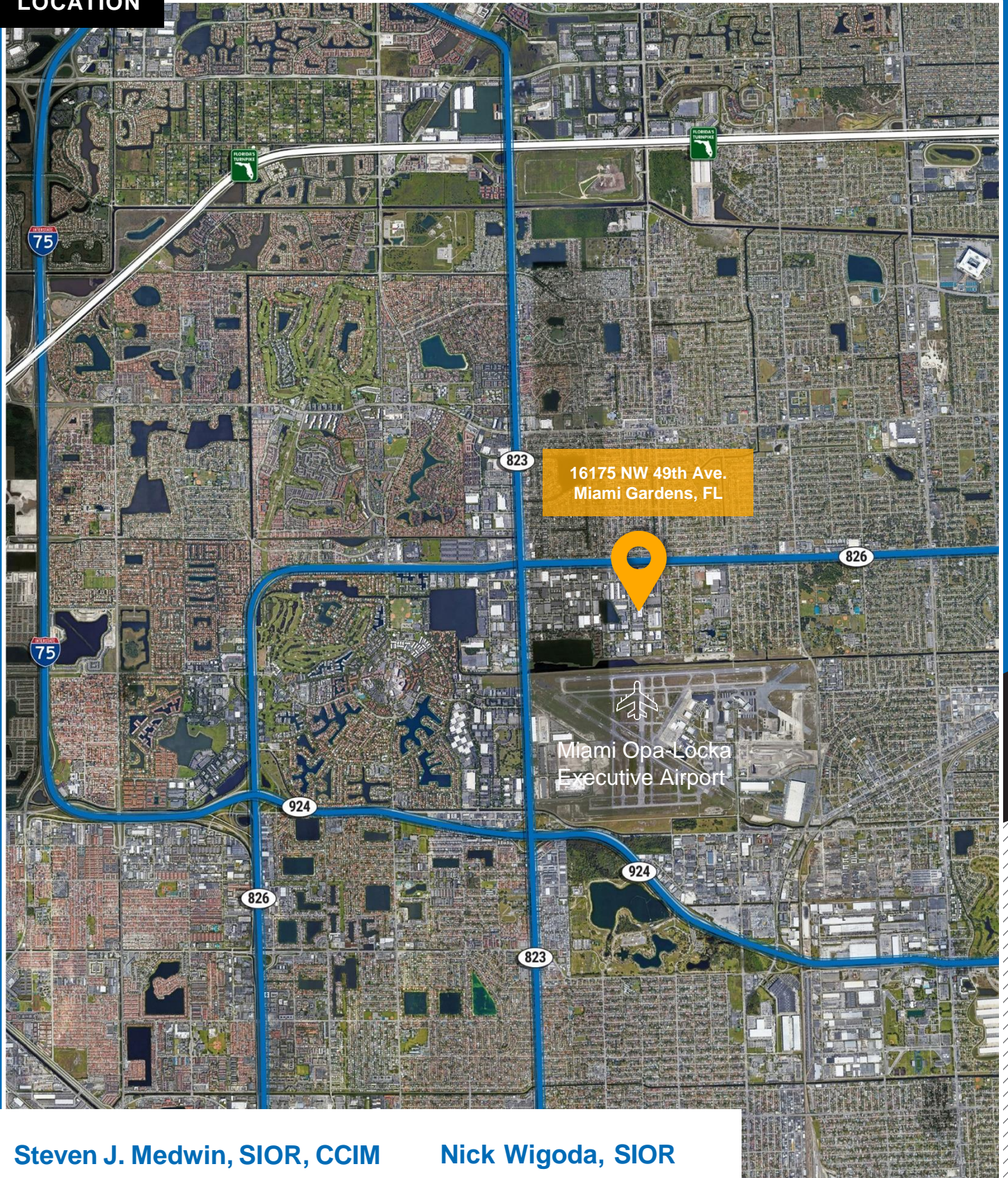
Steven J. Medwin, SIOR, CCIM

Executive Managing Director
t 305-350-0923
steve.medwin@nmrk.com

Nick Wigoda, SIOR

Executive Managing Director
t 305-982-4110
nick.wigoda@nmrk.com

LOCATION



16175 NW 49th Ave.
Miami Gardens, FL

Miami Opa-Locka
Executive Airport

Steven J. Medwin, SIOR, CCIM

Executive Managing Director
t 305-350-0923
steve.medwin@nmrk.com

Nick Wigoda, SIOR

Executive Managing Director
t 305-982-4110
nick.wigoda@nmrk.com