

Industrial Property For Lease

## Industrial 49 Commerce Center

5825-5845 N.W. 158 St.  
Miami Lakes, FL 33014



### PROPERTY SUMMARY



#### PROPERTY DESCRIPTION

Miami Lakes Commerce Center is located in Miami Lakes Business Park East, a light industrial park campus home to many regional and national corporations. Abutting 57th Avenue/Red Road, Miami Lakes Commerce Center has close access to the Palmetto Expressway/SR 826, I-95, the Gratigny Expressway, I-75, and Okeechobee Road. Industrial and flex spaces accommodate a variety of uses.

#### PROPERTY HIGHLIGHTS

#### OFFERING SUMMARY

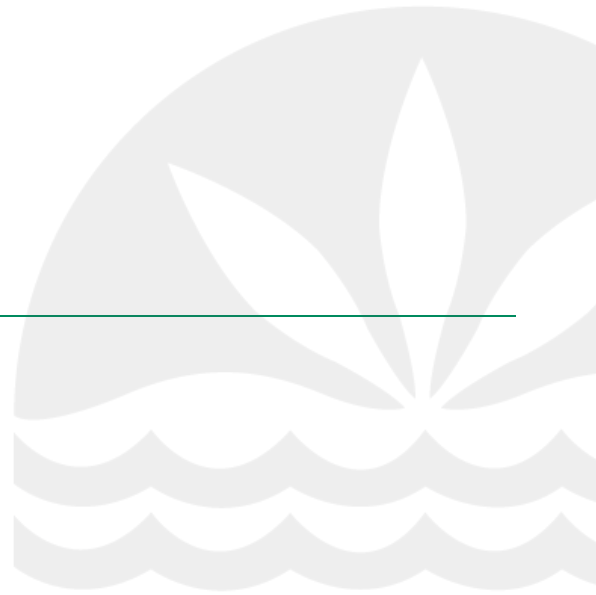
Lease Rate:	\$16.50 SF/yr (NNN)
Cam/Taxes:	\$3.76 / \$1.08
Available SF:	4,154 - 15,459 SF
Building Size:	23,985 SF

#### OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
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For More Information Contact:

**Philip Wyllie**  
Director of Leasing  
954.257.4005  
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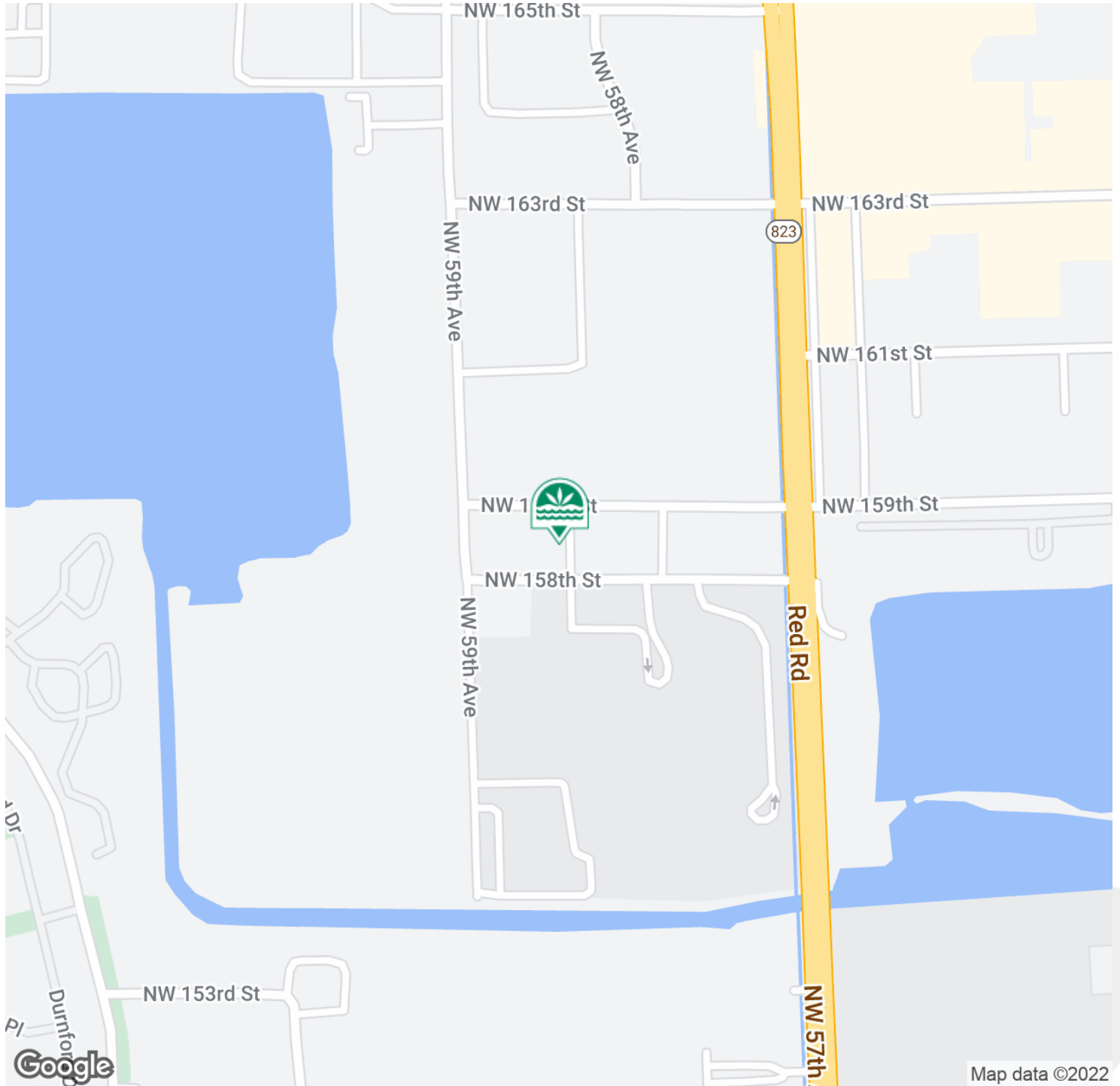
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### LOCATION MAP



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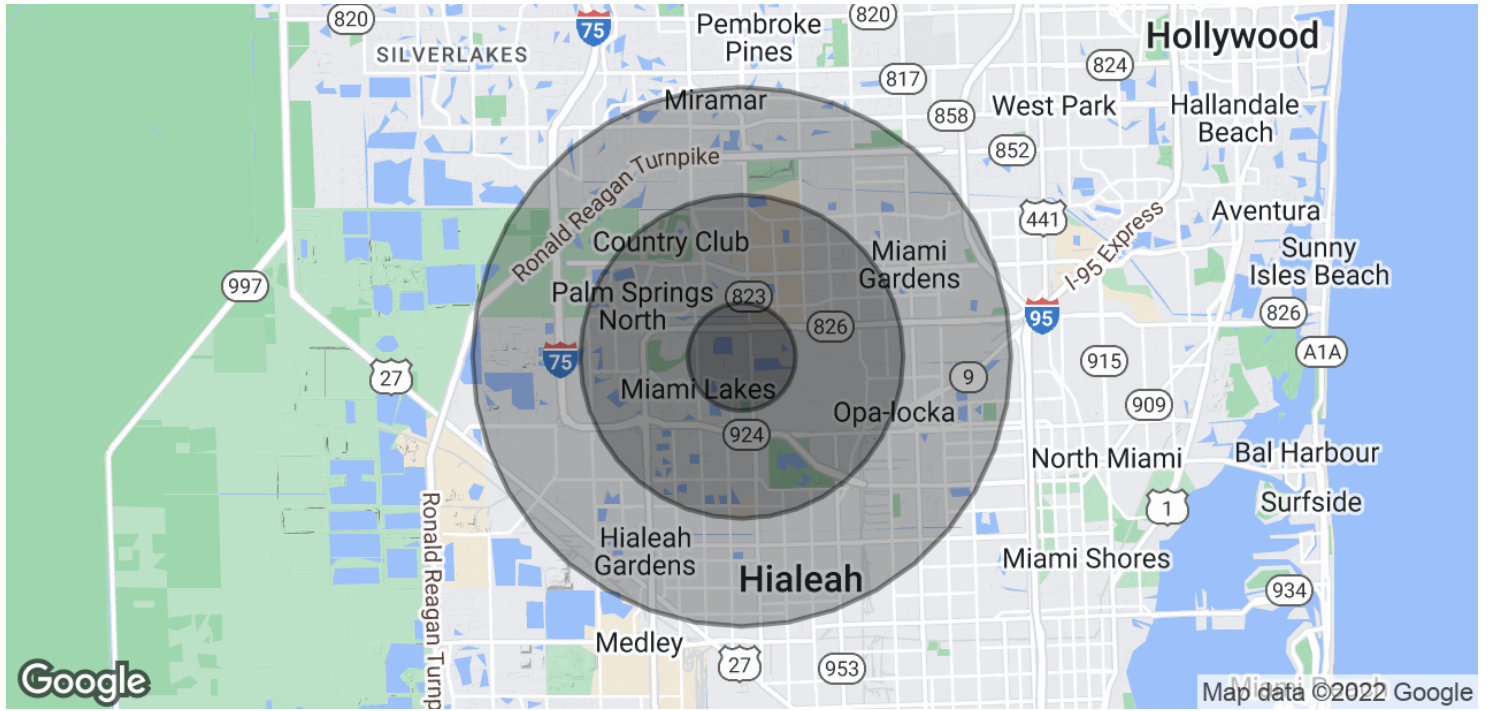
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### DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,272	167,481	472,974
Average Age	34.6	36.2	37.6
Average Age (Male)	34.1	34.5	35.7
Average Age (Female)	35.0	37.4	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,090	53,862	150,274
# of Persons per HH	2.8	3.1	3.1
Average HH Income	\$59,476	\$54,968	\$52,370
Average House Value	\$295,825	\$271,517	\$258,696

\* Demographic data derived from 2010 US Census

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