



CENTERGATE AT GRATIGNY

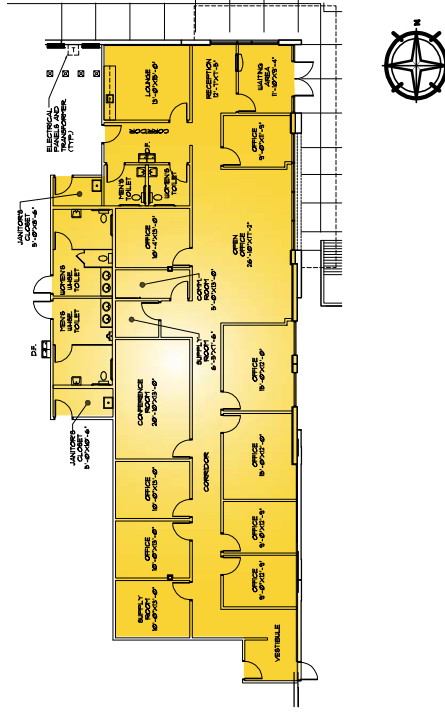
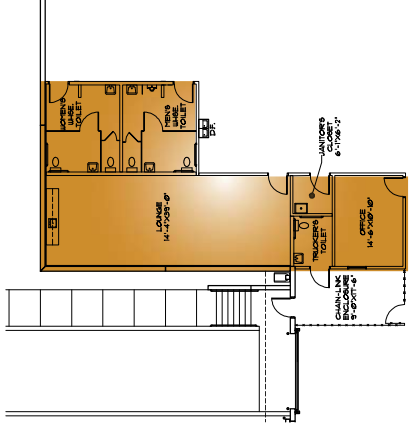
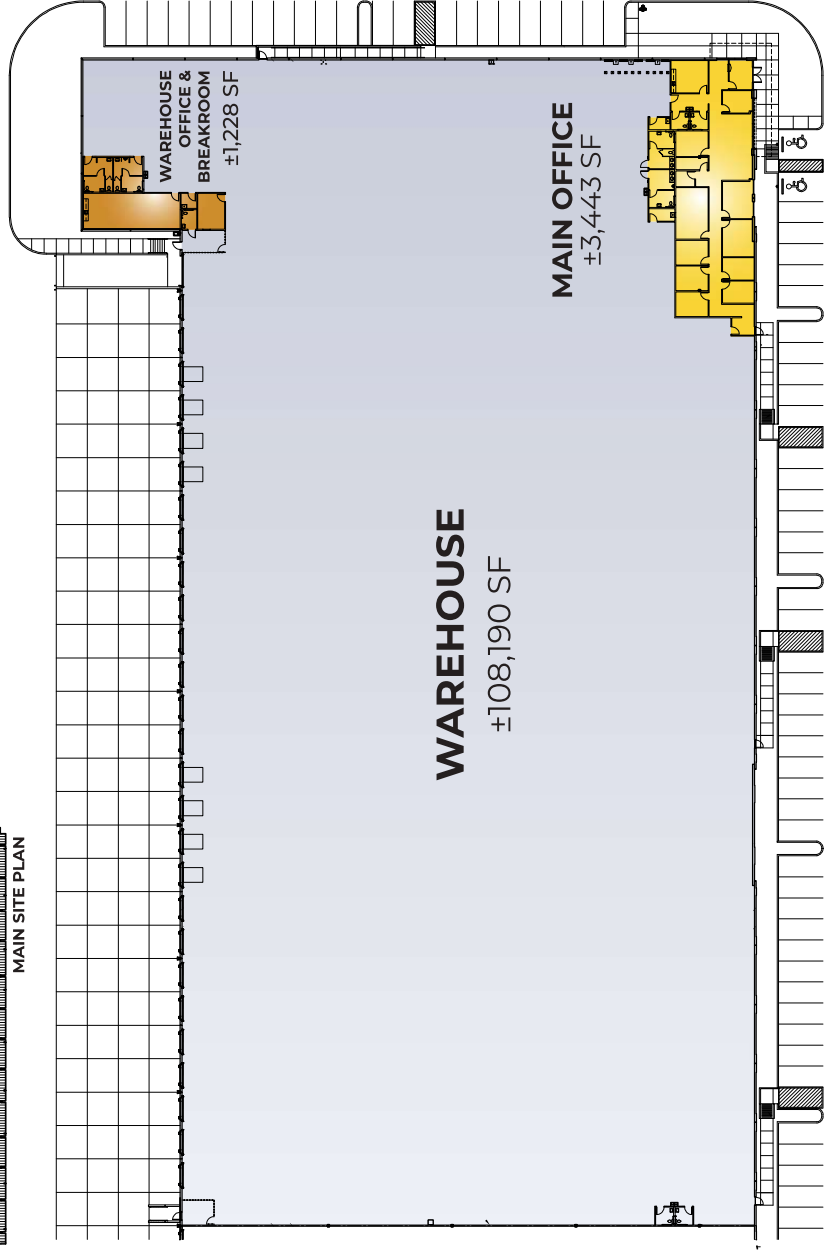
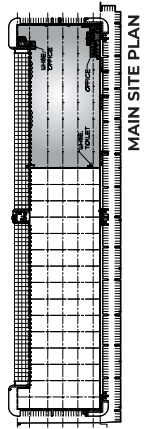
CLASS A BUSINESS PARK

FOR LEASE: +/-112,861 SF TOTAL – +/-4,671 SF OFFICE



5821 E 10TH AVE, #108, HIALEAH, FL 33013

SPACE DETAILS



	LOCATION: 5821 E 10TH AVE, #108, HIALEAH, FL 33013		COLUMN SPACING: 50' X 54' COLUMN SPACING
	TOTAL SF: ± 112,861 SF TOTAL - END CAP		BUILDING DEPTH: 232' DEEP
	OFFICE SF: ± 4,671 SF OFFICE TOTAL		PARKING: ± 100 PARKING SPACES
	CEILING HEIGHTS: ± 32' CLEAR CH		LEASE RATE: \$15 PSF NNN OPERATING EXPENSES OF \$3.41 PSF
	LOADING: 27 DH DOORS AND 1 RAMP		FULLY FENCED AND SECURED PARK AT NIGHT AND ON THE WEEKENDS

AREA OVERVIEW

824

GRATIGNY EXPY
±0.5 MILE

826

PALMETTO EXPRESSWAY
±3.3MILES

27

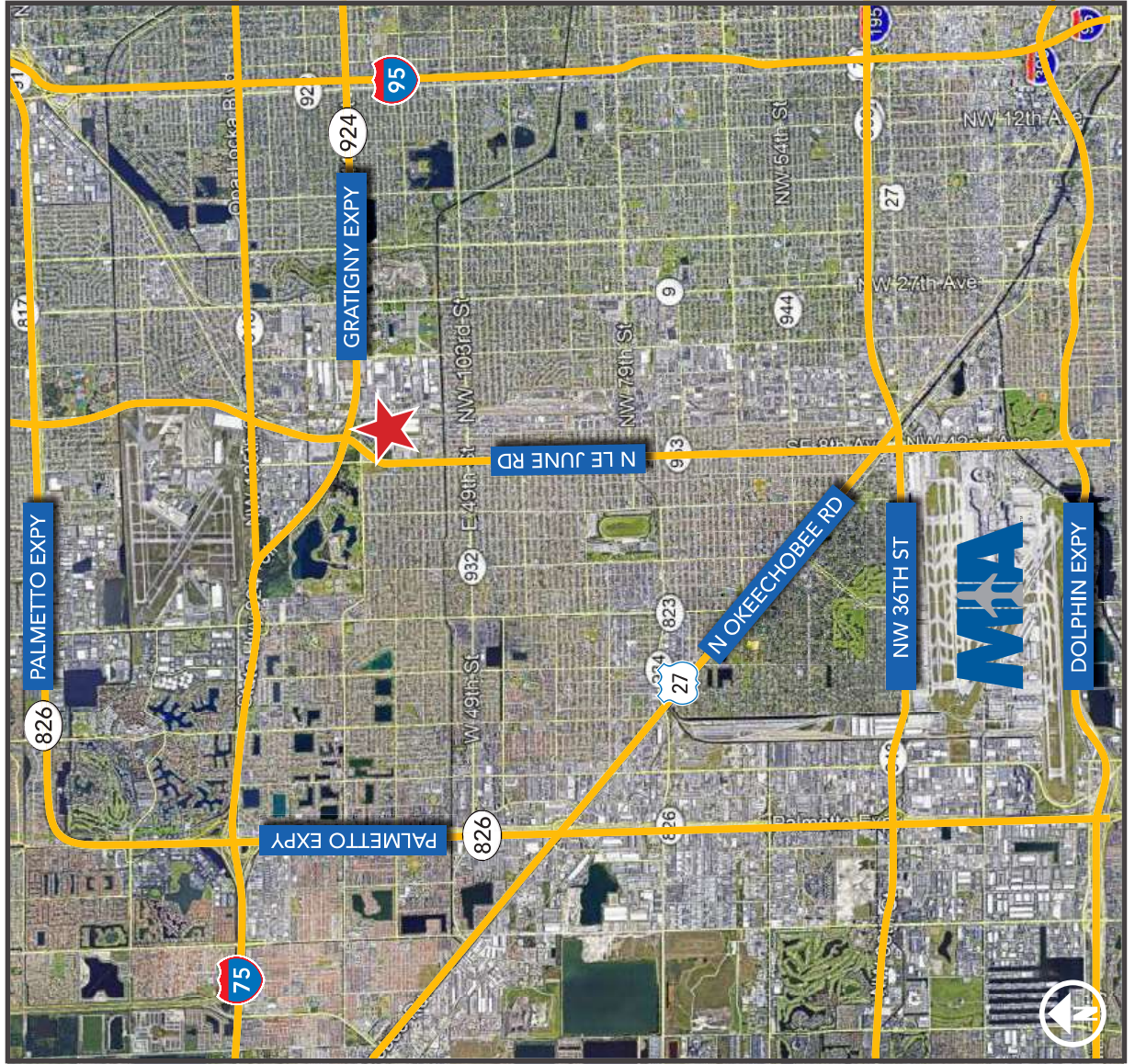
OKEECHOBEE ROAD
±6.6 MILES

836

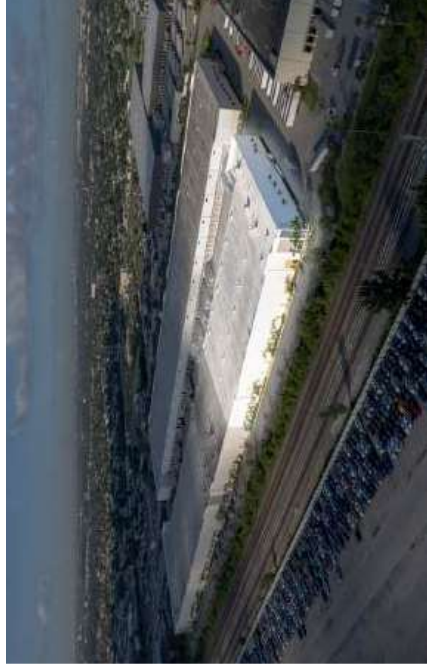
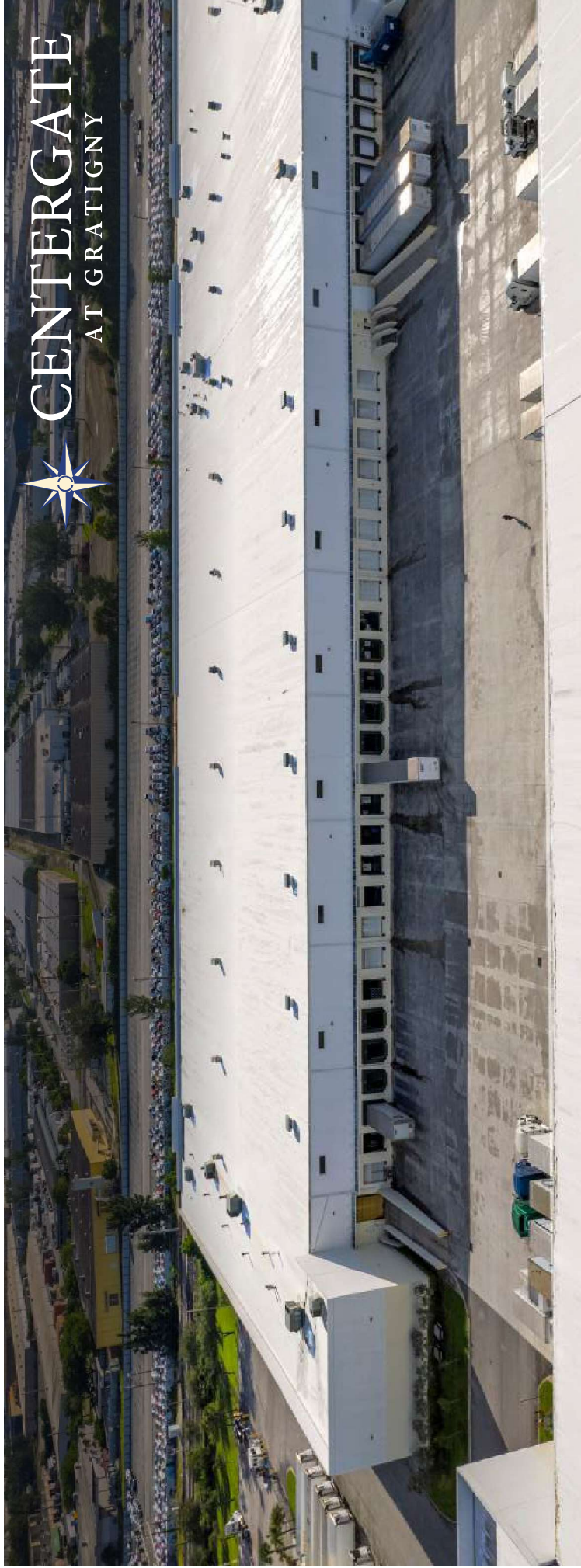
DOLPHIN EXPRESSWAY
±7.0 MILES



MIA CARGO FACILITIES
±11.6 MILES



CENTERGATE AT GRATIGNY



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