

14101

NW 112th Ave

HIALEAH GARDENS

CLASS A
INDUSTRIAL WAREHOUSE
FOR LEASE



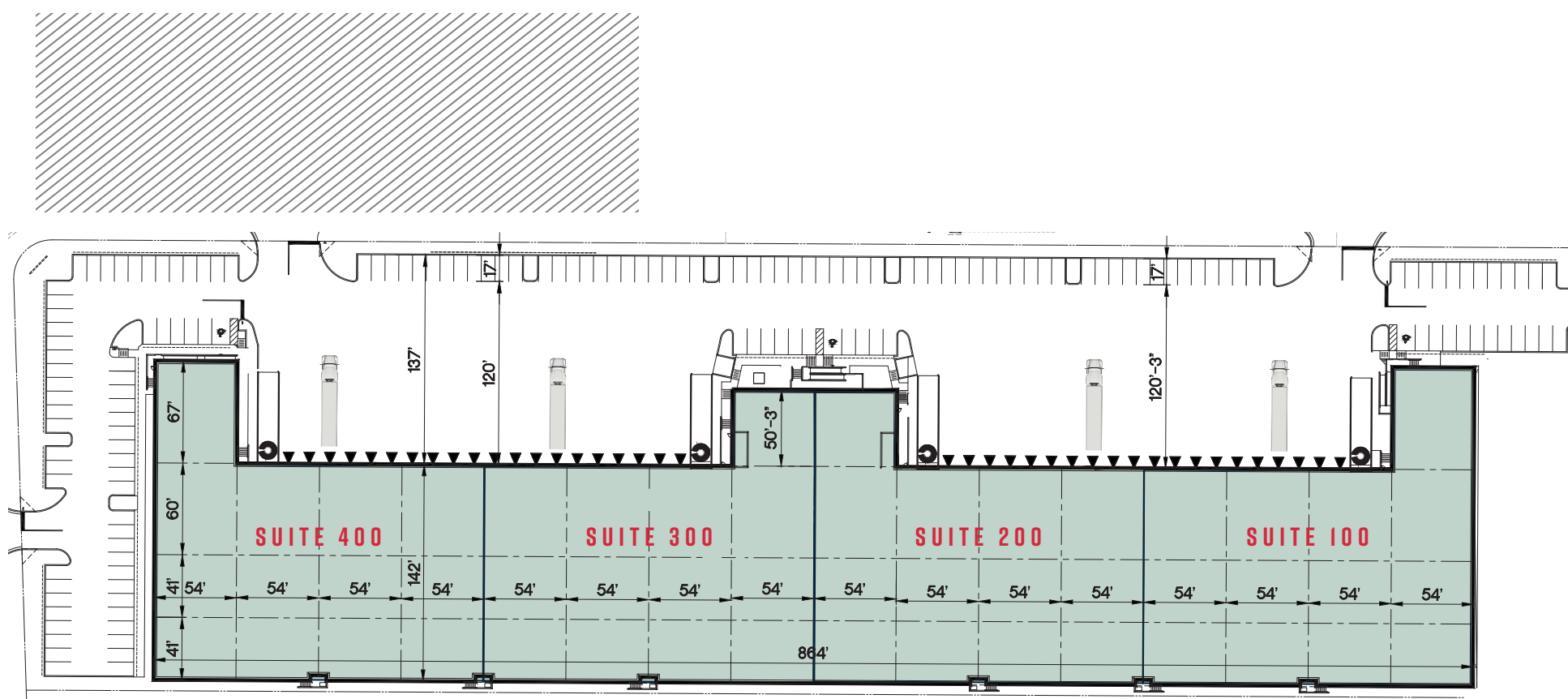
CBRE

PROPERTY FEATURES

- + ±134,268 Total SF
- + Single or Multi Tenant Occupancy
- + 40 Docks + 4 Concrete Ramps
- + 36' Clear Height
- + 142' Building Depth
- + 137' Truck Court
- + 159 Parking Spaces
- + ESFR Sprinkler System

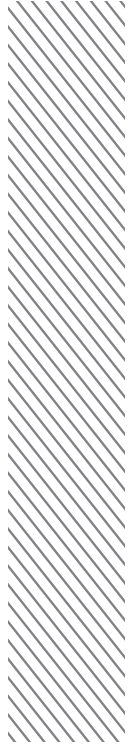
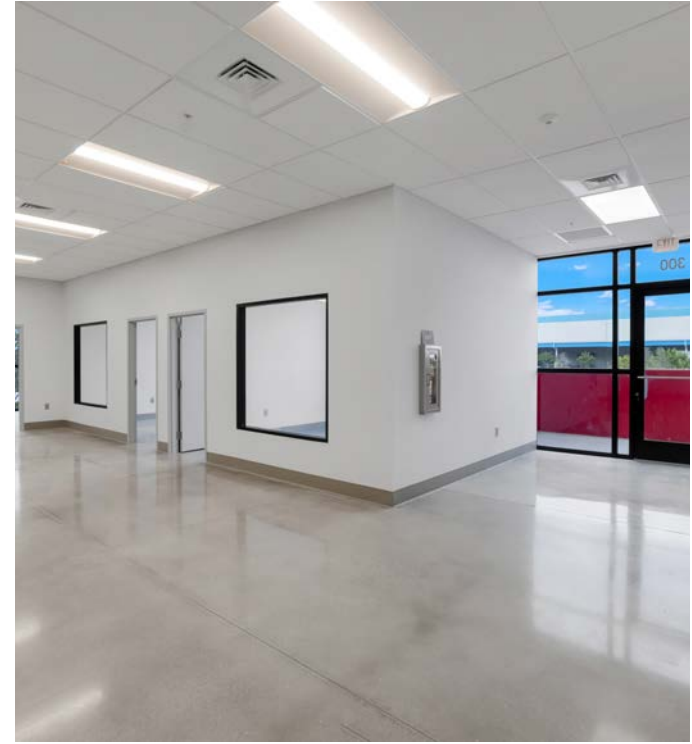
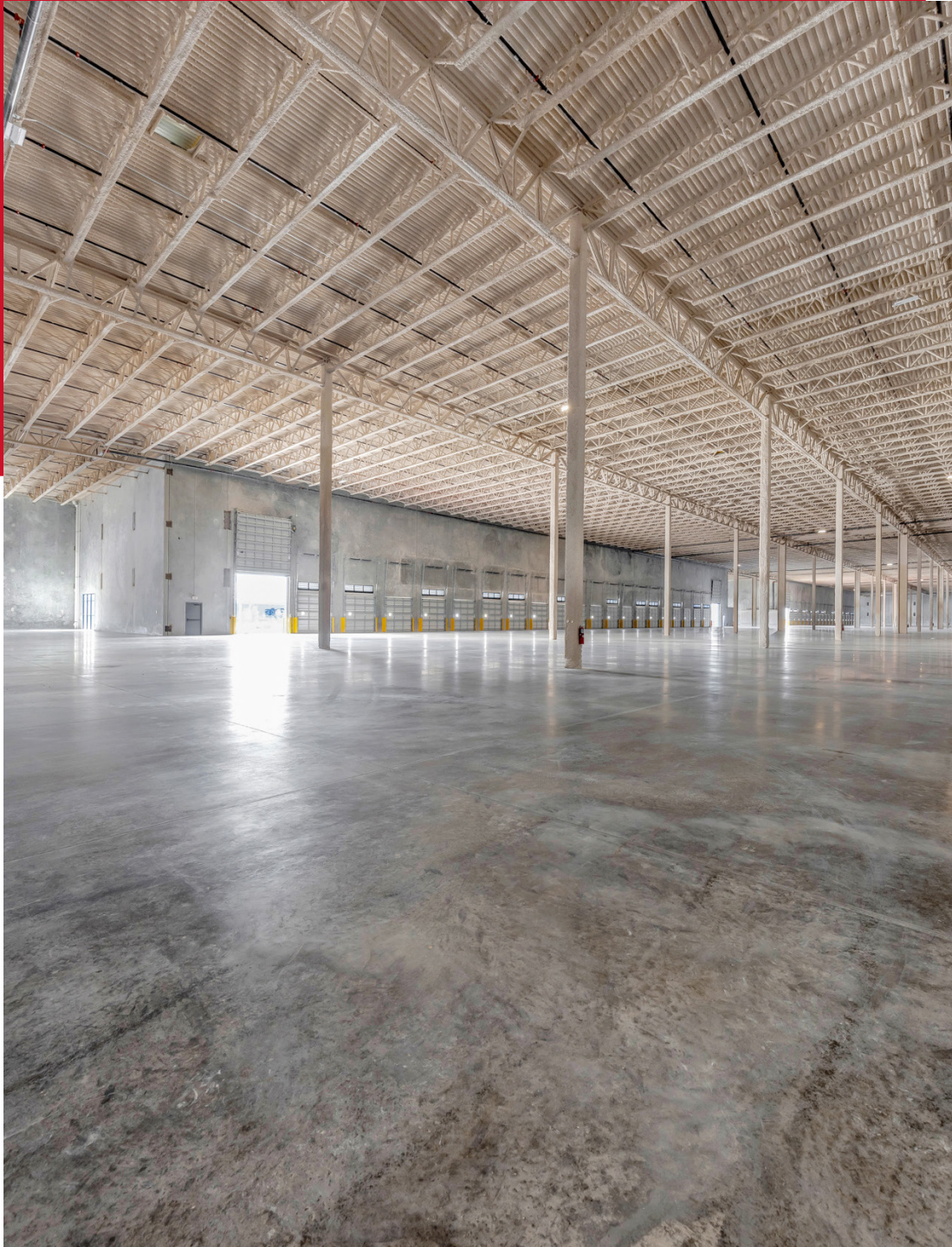
*Brand New Class A Industrial Warehouse
totaling ±134,268 SF
Available Immediately*



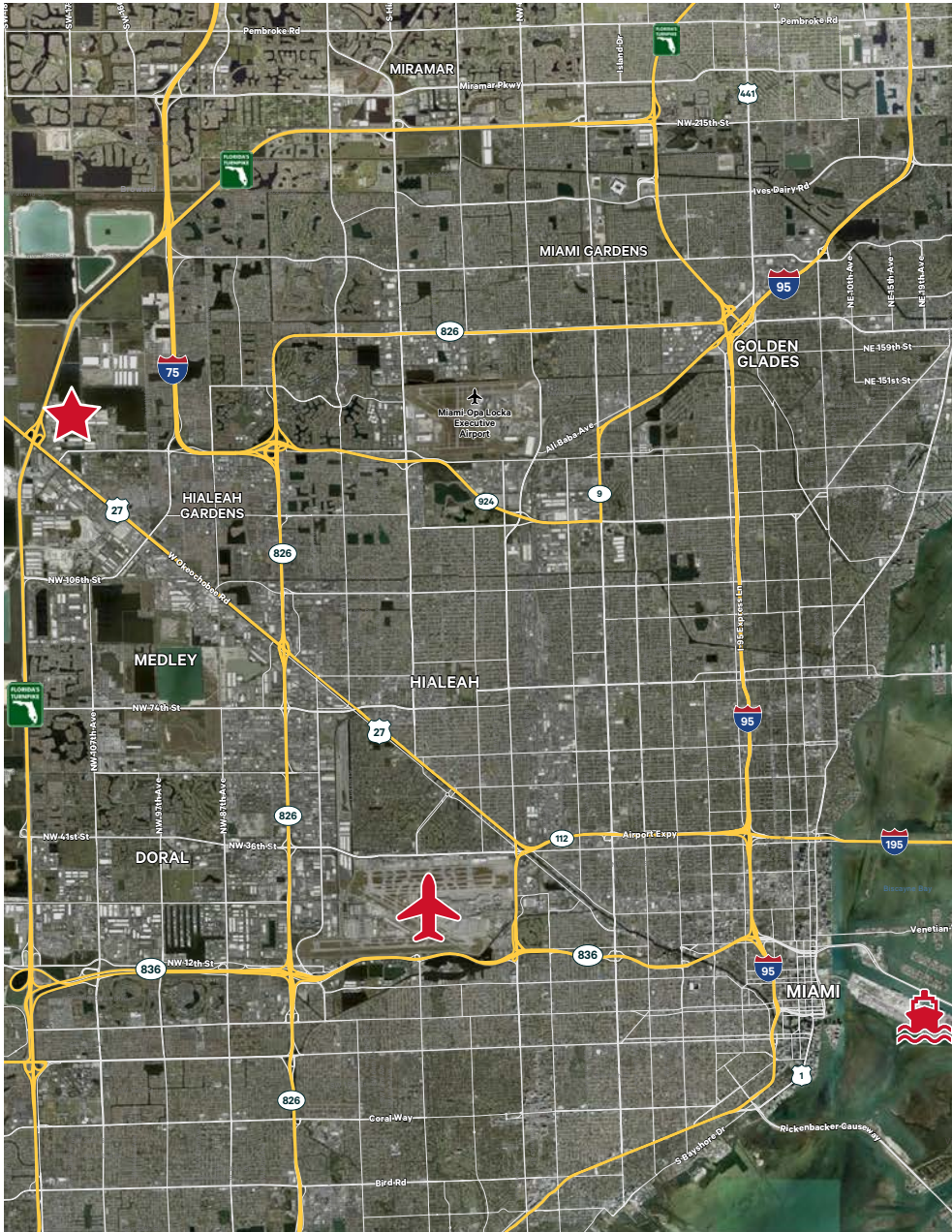


AVAILABILITY

	SUITE 100	SUITE 200	SUITE 300	SUITE 400
Available SF	±34,146 SF	±32,988 SF	±32,988 SF	±34,146 SF
Spec Office SF	±2,515 SF	±2,490 SF	±2,490 SF	±2,515 SF
Warehouse SF	±31,631 SF	±30,498 SF	±30,498 SF	±31,631 SF
Loading	10 docks + 1 ramp	10 docks + 1 ramp	10 docks + 1 ramp	10 docks + 1 ramp
Clear Height	36'	36'	36'	36'
Lease Rate	\$15.75 NNN	\$15.75 NNN	\$15.75 NNN	\$15.75 NNN
Available	Immediately	Immediately	Immediately	Immediately



LOCATION



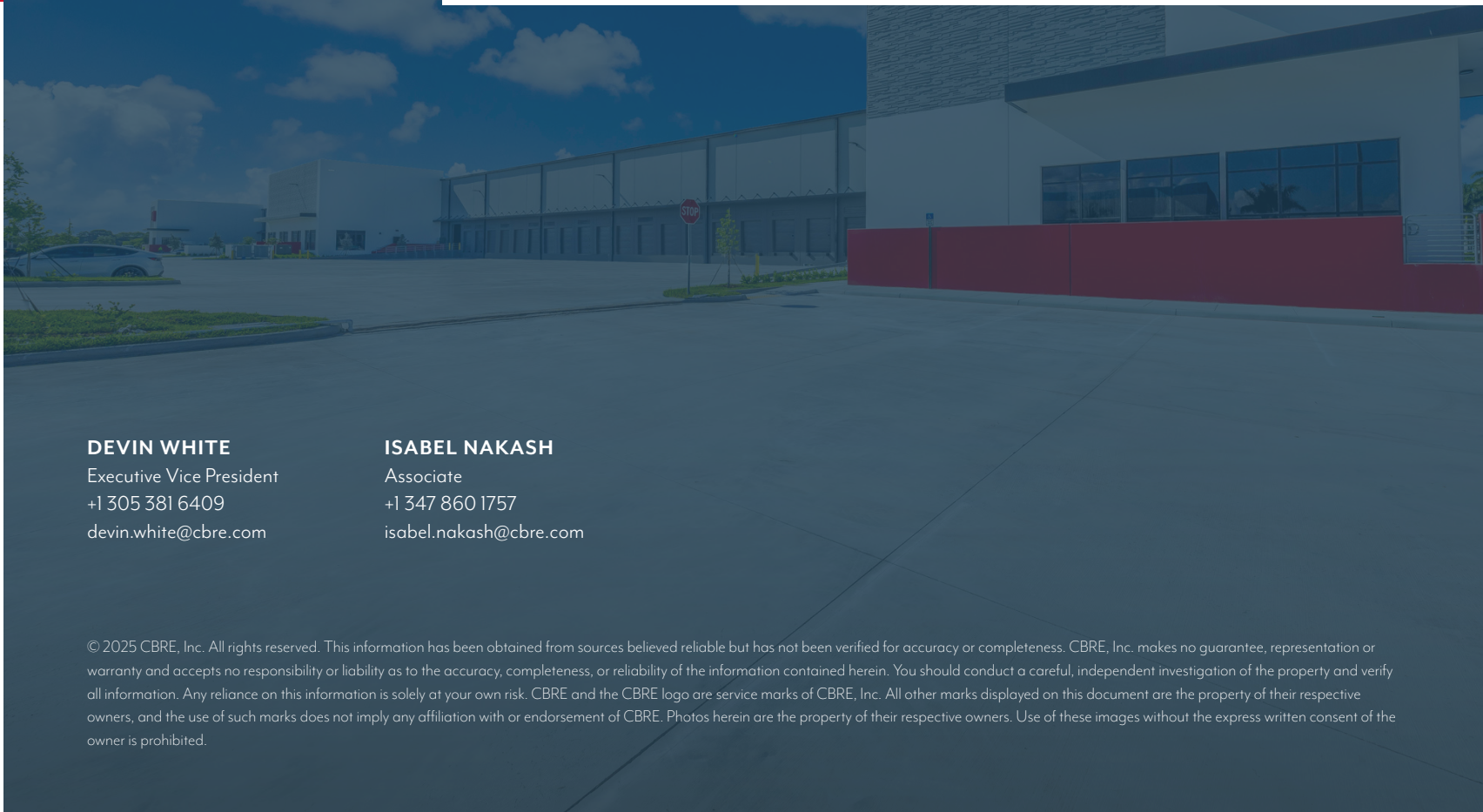
- + Located in Hialeah Gardens Industrial submarket with direct connectivity to the Florida Turnpike, I-75 and the Gratigny Expressway
- + Exposure and excellent frontage on the Florida Turnpike
- + 10 miles to Miami International Airport cargo terminals
- + 20 miles to PortMiami



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H I A L E A H G A R D E N S



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