



CENTERGATE

AT GRATIGNY


TRANSWESTERN
REAL ESTATE
SERVICES

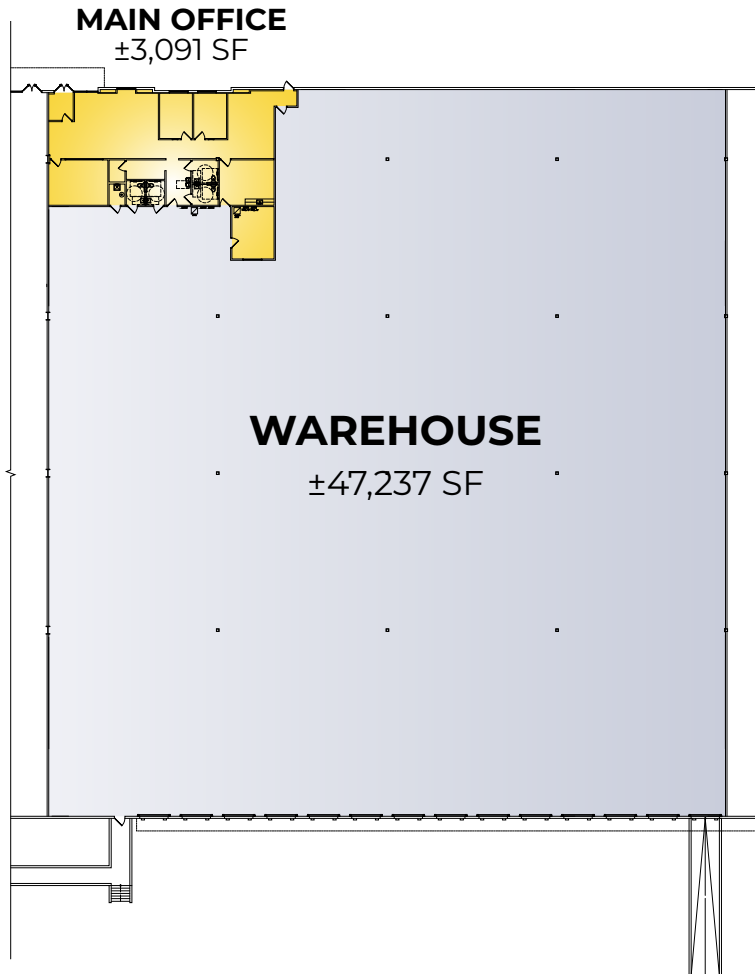
CLASS A BUSINESS PARK










FOR LEASE: ± 50,328 SF TOTAL



5801 E 10TH AVE, #108, HIALEAH, FL 33013

SPACE DETAILS



| | | | | | |
|--|-------------------------|--|---|------------------------|--|
|  | LOCATION: | 5801 E 10TH AVE, #108, HIALEAH, FL 33013 |  | COLUMN SPACING: | 49' X 53' COLUMN SPACING |
|  | TOTAL SF: | ± 50,328 SF TOTAL |  | BUILDING DEPTH: | 232' DEEP |
|  | OFFICE SF: | ± 3,091 SF OFFICE TOTAL |  | PARKING: | ± 50 PARKING SPACES |
|  | CEILING HEIGHTS: | ± 32' CLEAR CH |  | LEASE RATE: | \$16 PSF NNN OPERATING EXPENSES OF \$3.73 PSF |
|  | LOADING: | 13 DH DOORS AND 1 RAMP | | | |

AREA OVERVIEW

924

GRATIGNY EXPY
±0.5 MILE

826

PALMETTO EXPRESSWAY
±3.3MILES

27

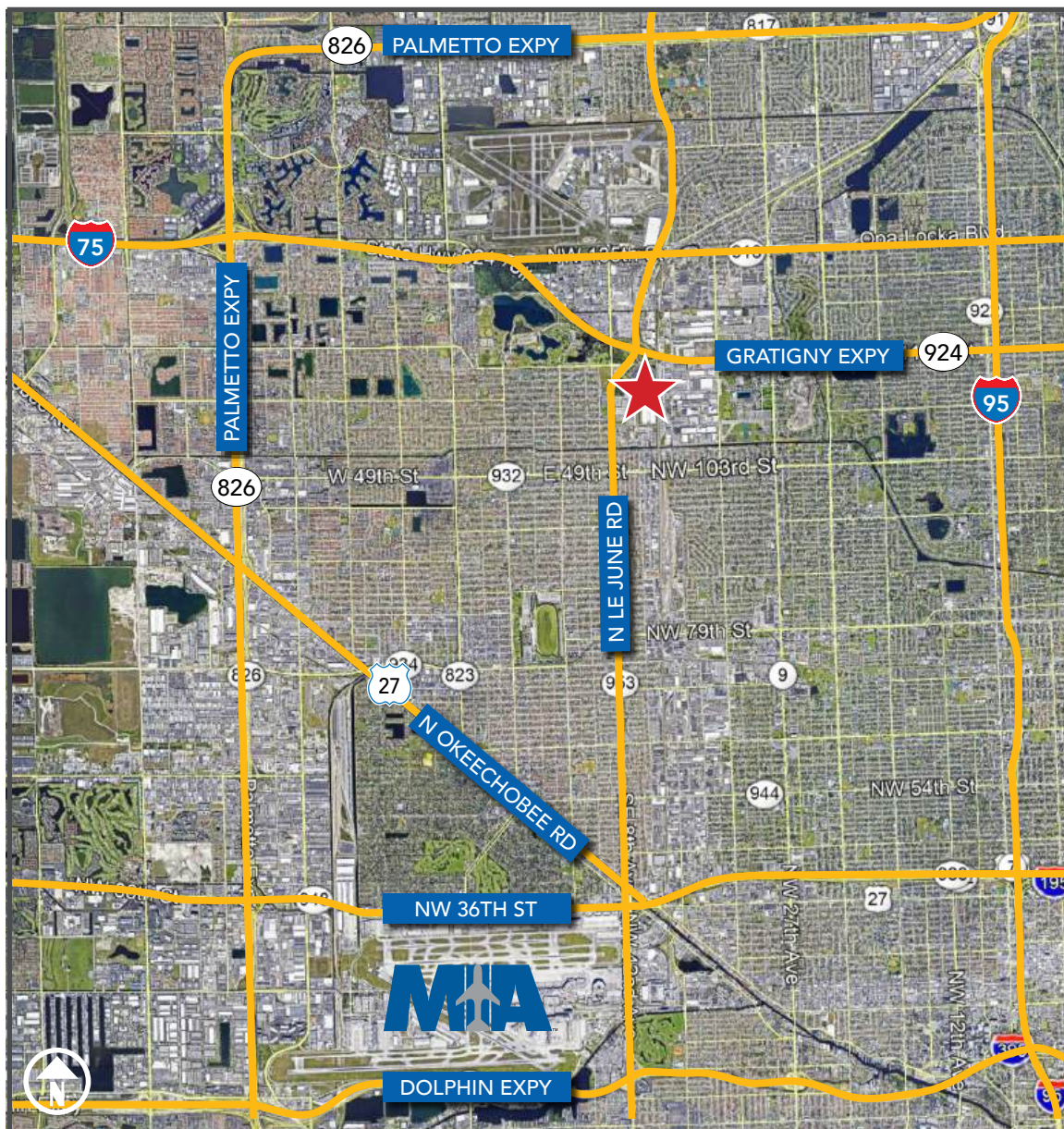
OKEECHOBEE ROAD
±6.6 MILES

836

DOLPHIN EXPRESSWAY
±7.0 MILES



MIA CARGO FACILITIES
±11.6 MILES





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FOR MORE INFORMATION, CONTACT

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