

42,940 SF AVAILABLE

11301

NW 97th Avenue

Miami, FL 33178



INDUSTRIAL | FOR SUBLEASE



CUSHMAN &
WAKEFIELD

AVAILABLE FOR SUBLEASE

State-of-the-art warehouse distribution center, built in 2024. is offering $\pm 42,940$ SF of space for sublease

The Building features 32' clear span heights, 10 docks, 1 ramp, newly built office space and ESFR sprinkler system.



PROPERTY FEATURES

42,940

Available SF

32'

Clear Height

11

Loading Postions

Warehouse SF

41,040 SF

Office SF

1,900 SF

Clear Height

32'

Colum Spacing

54'W x 43'D

Truck Court

120'

Loading

10 Dock Doors and 1 Ramp

Car Parking

1 : 1,000

Power

400 Amps

Sprinklers

ESFR

Available

Q3 2025

Lease Rate

Call Broker for Pricing

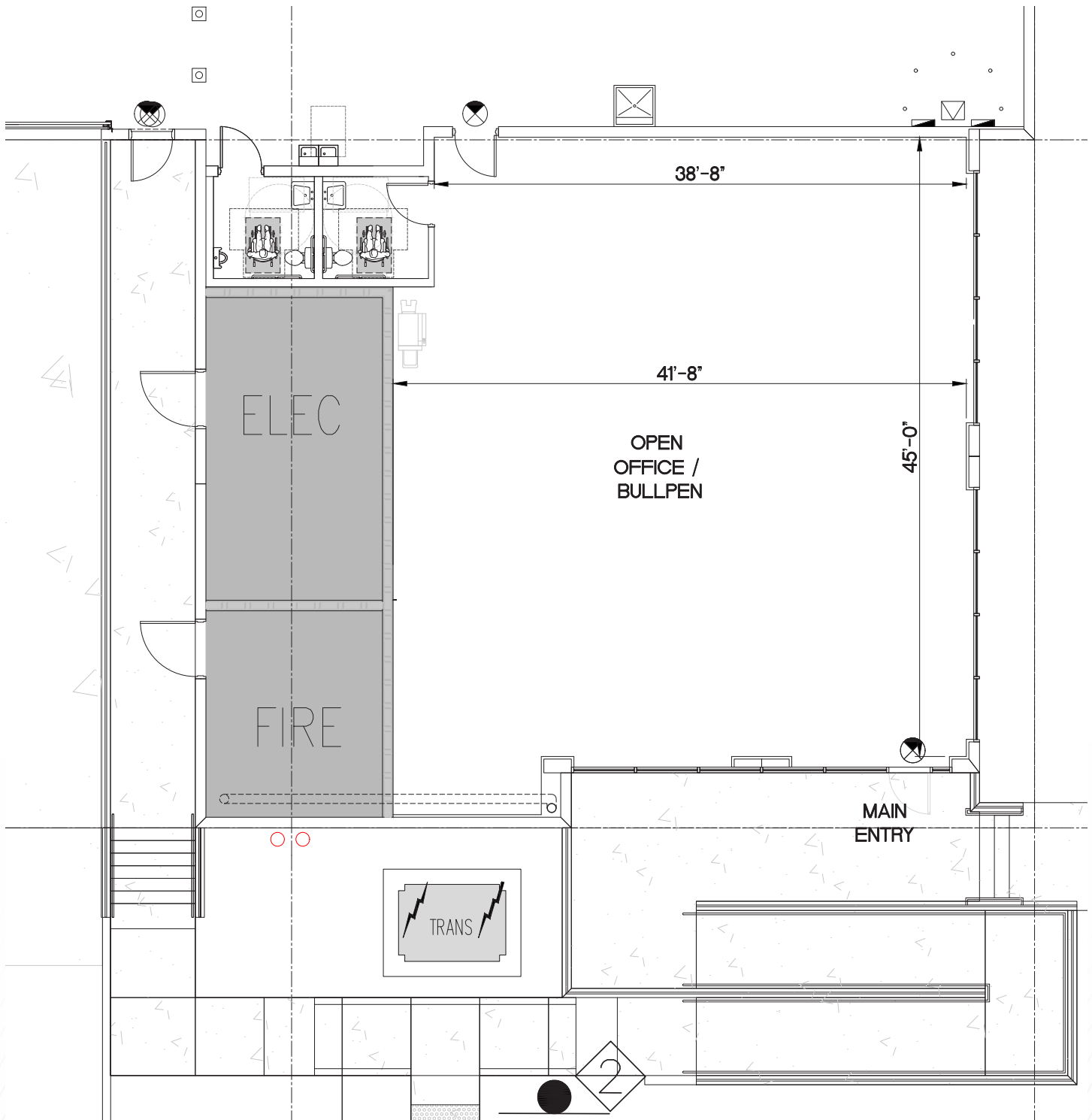
Term

3 - 5 Years

PHOTOS



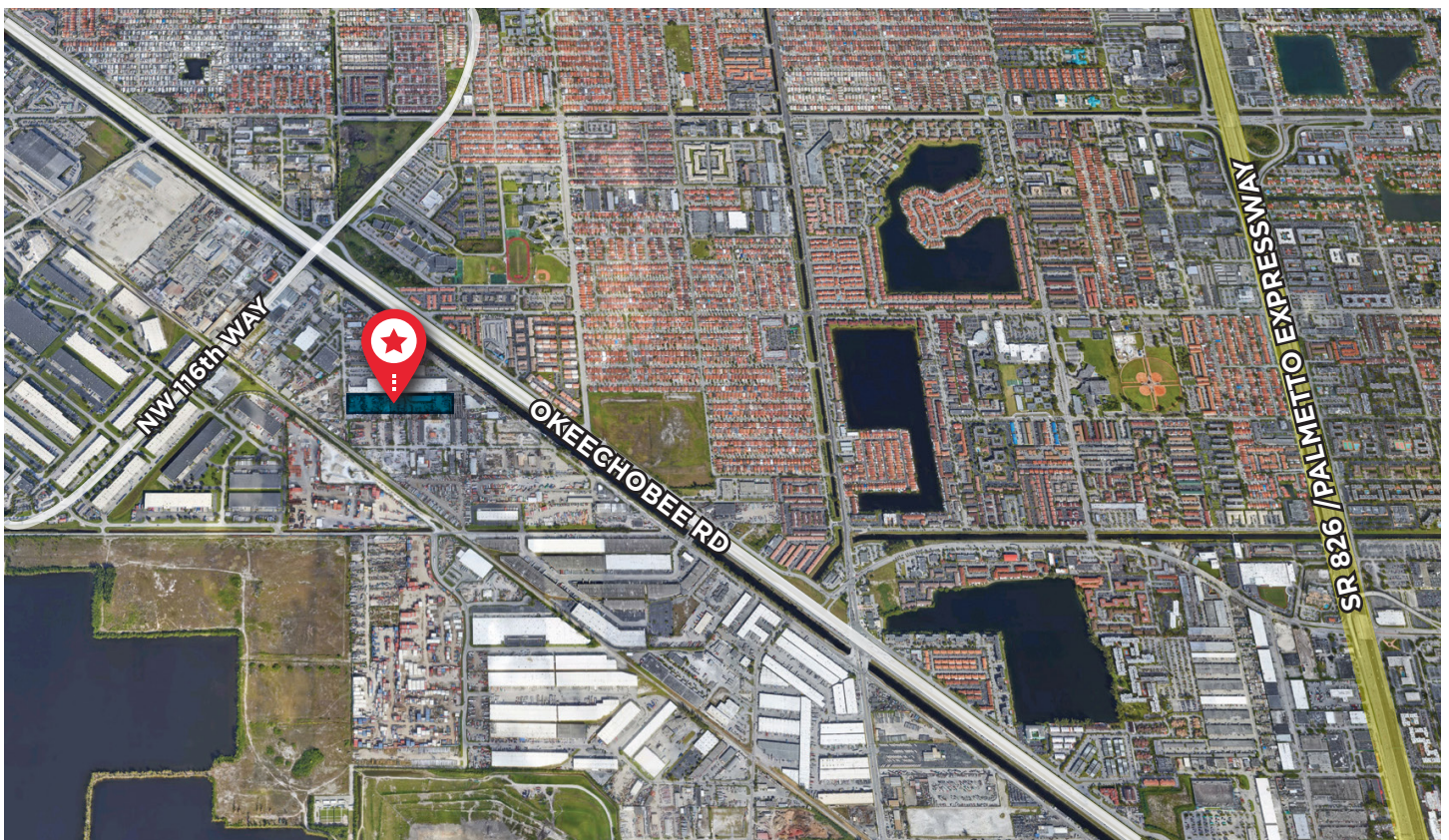
OFFICE FLOOR PLAN



LOCATION HIGHLIGHTS

SR 826 is located within 3-mile of the building, allowing for quick access to SR 836 and the Florida Turnpike.

Proximity to the Palmetto Expressway provides access to both Miami International Airport and Fort Lauderdale-Hollywood International Airport, as well as PortMiami.



CONTACT



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