

±182,919 SF | AVAILABLE MAY 2026

5255
NW 159th St
MIAMI LAKES, FL 33014



PALMETTO LAKES FOR LEASE

CBRE

PROPERTY OVERVIEW

Palmetto Lakes is single-tenant distribution facility located in the North Central Dade submarket. Located only 1.2 miles from the Palmetto Expressway, the Property has direct access to the Golden Glades Interchange, allowing for excellent connectivity to South Florida's major highways including I-95 and the Florida Turnpike.

PROPERTY FEATURES

| | |
|---------------------|---|
| Building SF | ±182,919 SF |
| Warehouse SF | ±164,120 SF |
| Primary Office SF | ±14,893 SF |
| Warehouse Office SF | ±3,906 SF |
| Clear Height | 21' - 30' |
| Loading Config. | Cross |
| Dock Doors | 27 - Dock High & 2 - Drive-In |
| Parking | 135 spaces |
| Fire | ESFR for 30' Clear Wet Sprinkler for 21' Clear |
| Lighting | T-12 & Halide |
| Power | 1200 AMPs |
| Lease Rate | \$13.70 NNN + \$3.25 OpEx |
| Available | May 2026 |



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| SF Breakdown* | SF |
|----------------------------|----------------|
| Warehouse | 164,120 |
| SW Corner 1st Floor Office | 7,447 |
| SW Corner 2nd Floor Office | 7,446 |
| East Side 1st Floor Office | 1,953 |
| East Side 2nd Floor Office | 1,953 |
| Total Leased SF | 182,919 |

Building features a 14,893 SF, two-story office build out along the southwest corner of the Building and a 3,906 SF, two-story office build out along the loading area at the east side of the Building.



-  DOCK-HIGH DOORS
-  DRIVE-IN DOORS
-  SECOND FLOOR OFFICE

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