

AVAILABLE FOR SUBLEASE



±12,000 SF

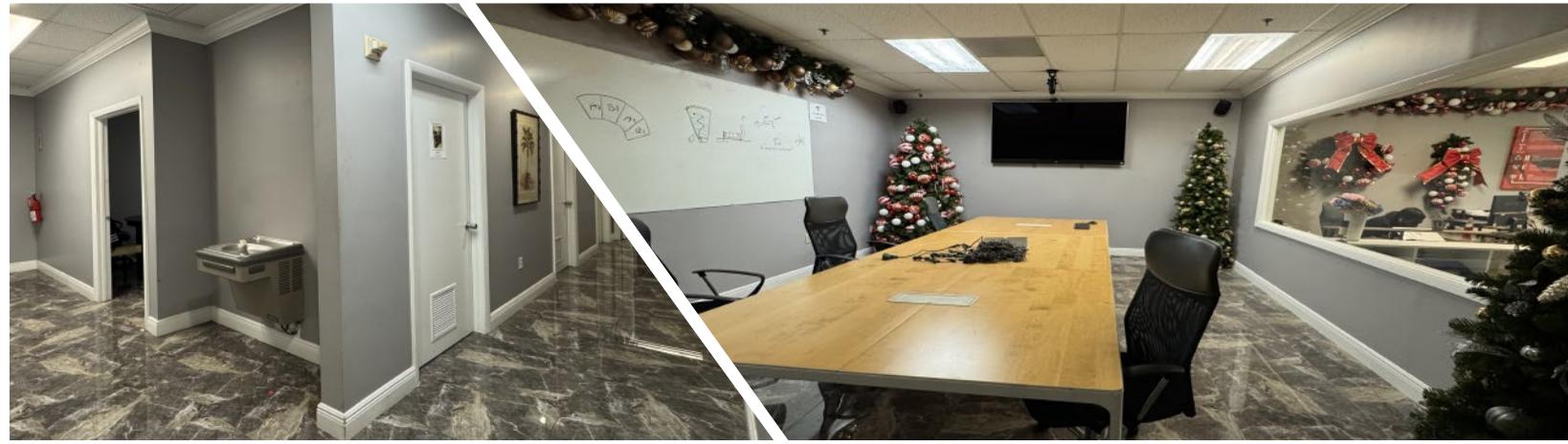
INDUSTRIAL WAREHOUSE

**14374 COMMERCE WAY
MIAMI LAKES, FL 33016**

**SUBLEASE RATE:
\$20.00 PSF GROSS**

**CONTACT:
📞 305.817.8899**

VIVO
REAL ESTATE GROUP



PROPERTY HIGHLIGHTS

- SIZE: ±12,000 SF
- OFFICE: ±1,500 SF
- CEILING HEIGHT: 24'
- LOADING: 3 DOCK HIGH LOADING DOORS
- HEAVY THREE PHASE POWER
- FULLY FIRE SPRINKLERED
- SUBLEASE EXPIRATION: 1/31/2028

Strategically located 1.5 miles from Palmetto Expressway (SR 826), 3 miles from Gratigny Parkway (SR 924), 4.5 miles from I-75, 6 miles from Florida's Turnpike and just 1 mile from the on/off ramp of Miami Lakes Drive. This central location allows for seamless connectivity throughout Miami-Dade and Broward Counties.

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FLOOR PLAN

