

Industrial

SUBJECT SITE

NW 32ND AVENUE

NW 119TH STREET (GRATIGNY PKWY SR 924)  
AADT: 32,000



# 3200 NW 119th Street Miami, FL 33167

## FOR LEASE

Space Available:  $\pm$  20,000 - 33,000 RSF

Lease Rate & Type: \$18.95 PSF, IG

### For More Information

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Miami, FL 33167



## Property Features

- Front loaded dock high doors
- 30' clear
- Twin tee roof
- Sprinklered
- 3-phase electric
- Option A:  $\pm$  20,000 RSF (shared space with landlord, separated by a fence)
- Option B:  $\pm$  33,000 RSF
- Both options include office (to be freshly painted and restroom updated); 4 docks (no ramp and no rail doors available)
- Exposure/signage to NW 119th Street

## Location Features

- Frontage to NW 119th street (Gratigny Parkway SR 924) with an average traffic count of 32,000 cars per day
- Accessible via I-95, I-75, Palmetto Expressway (SR 826), Florida's Turnpike, Gratigny Parkway (SR 924), and all major thoroughfares
- 2.5 miles from Miami-Opa Locka Executive Airport (OPF), 7.4 miles from Miami International Airport (MIA), and only minutes away from the tri-county commuter line
- Easy access to Fort Lauderdale/Hollywood, Port Everglades, and Port of Miami



9655 South Dixie Highway, Suite 300, Miami, FL 33156

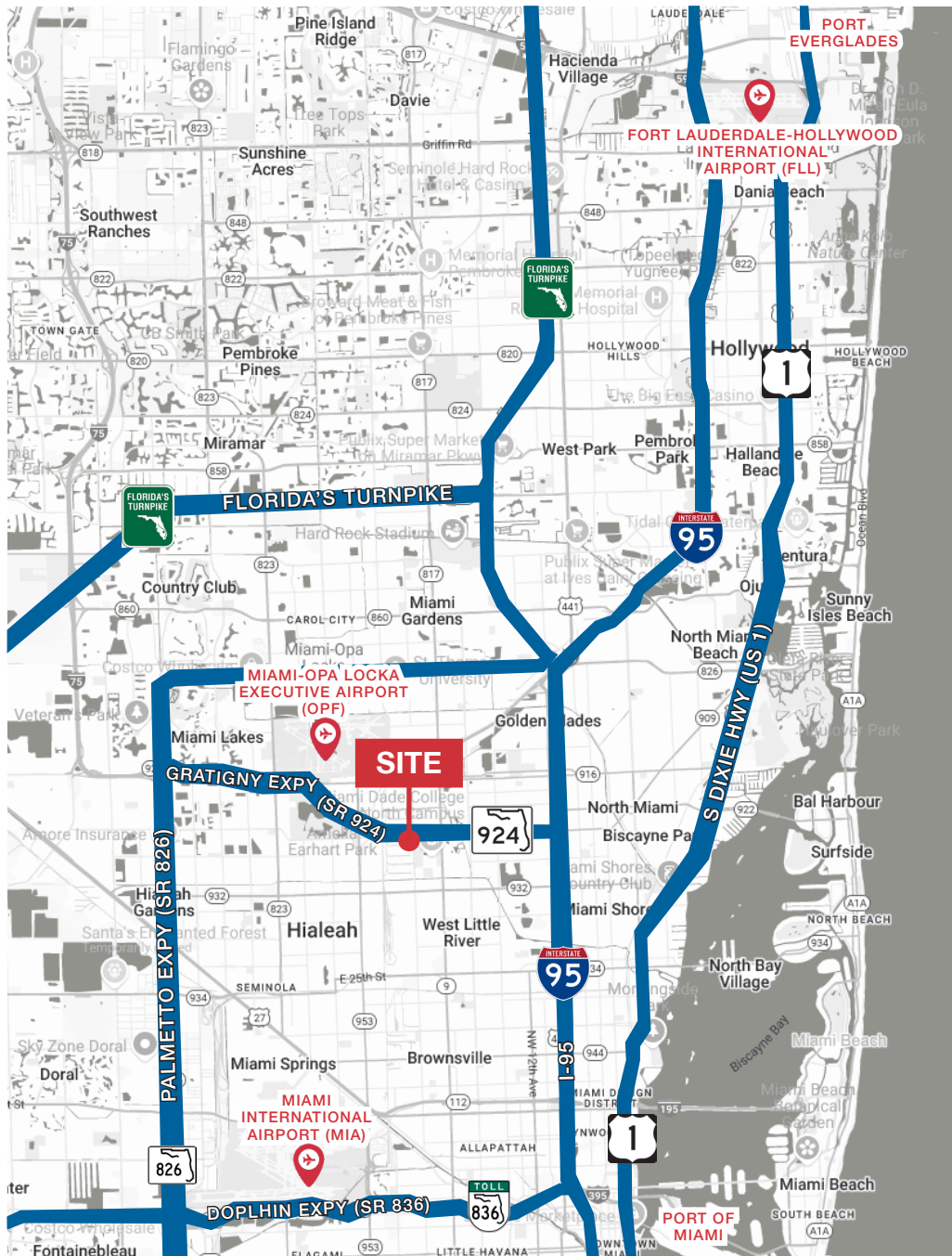
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# Location Map

3200 NW 119th Street | Miami, FL 33167



MIAMI-OPA LOCKA  
EXECUTIVE AIRPORT (OPF)  
± 2.5 Miles



MIAMI INTERNATIONAL  
AIRPORT (MIA)  
± 7.4 Miles



PORT OF MIAMI  
± 12.6 Miles



FORT LAUDERDALE-HOLLYWOOD  
INTERNATIONAL AIRPORT (FLL)  
± 17.5 Miles



PORT EVERGLADES  
± 20 Miles

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