

Bridge Point Palmetto Lakes

16175 NW 49th Avenue



FREESTANDING OFFICE/MANUFACTURING WAREHOUSE FACILITY FOR SUBLLEASE



±95,000 SF Available

MIAMI GARDENS, FL

16175

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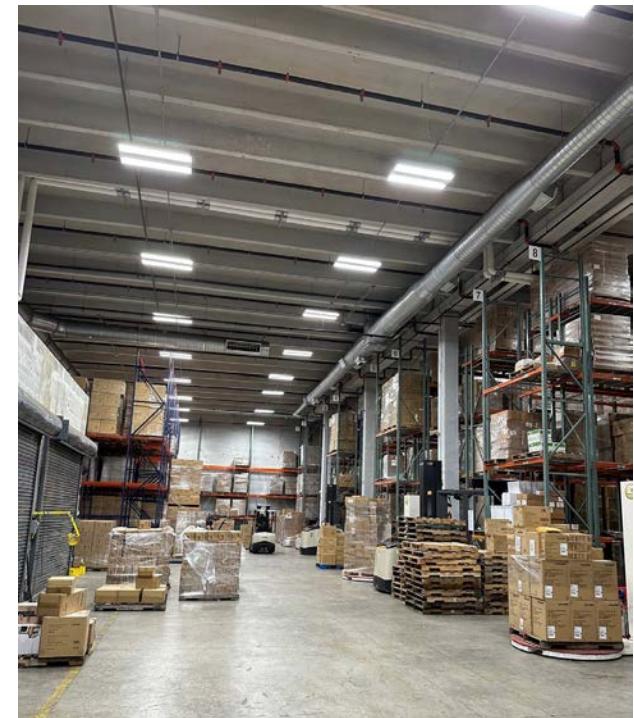
PROPERTY HIGHLIGHTS

Freestanding, fully air-conditioned, manufacturing/distribution building on fenced lot. Includes up to 20,000 SF of renovated executive and administrative offices, abundant parking, heavy power (5,000 amps), 22'-30' clear ceiling height, dock high and drive-in loading, backup generator, concrete Twin-T roof, ESFR sprinklers, and additional outdoor storage/parking area available.



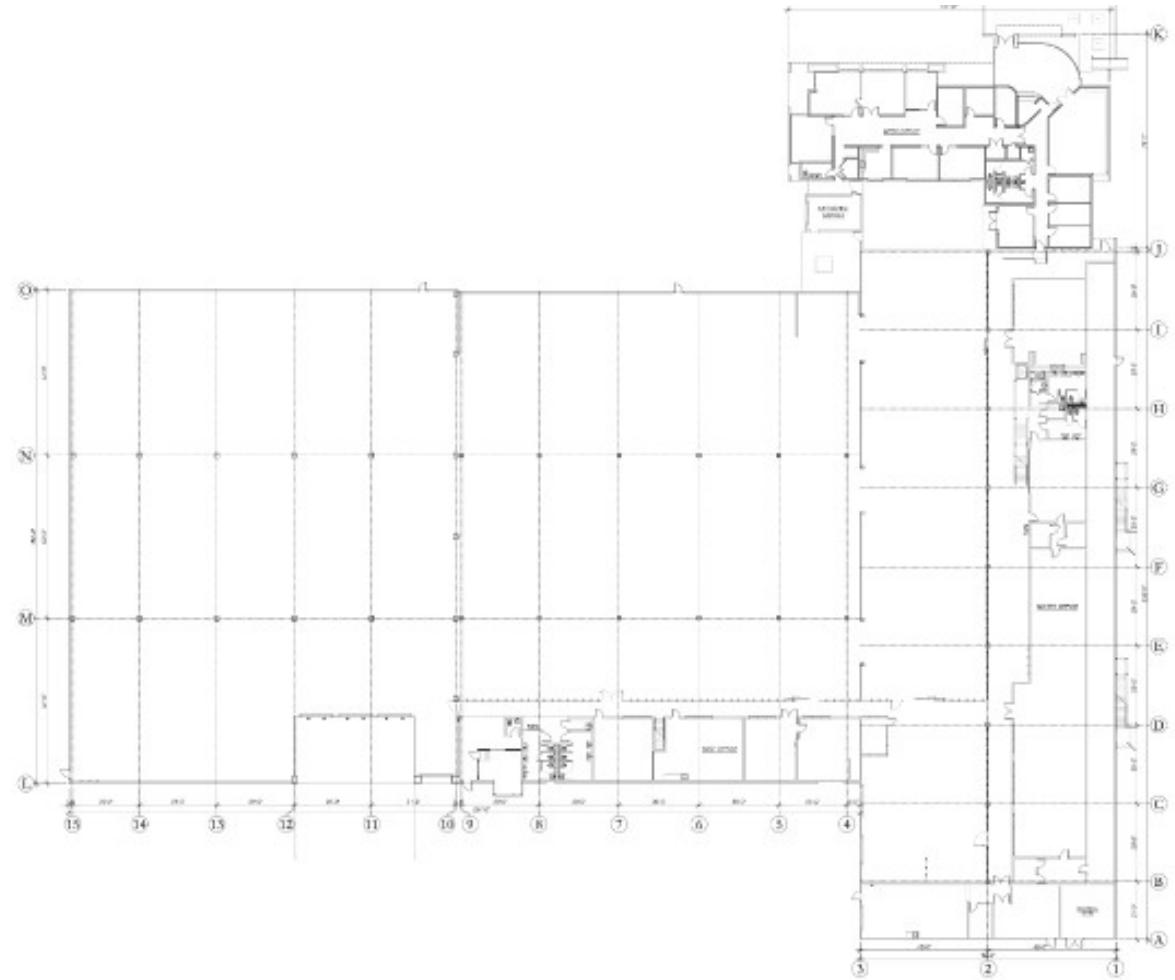
LOCATION HIGHLIGHTS

- Located in one of the most active submarkets along a major East/West thoroughfare in Palm Beach County
- **DRIVE TIMES:**
 - **TriRail Station:** 8 Minute Drive
 - **Port of Miami:** 29 Minute Walk
 - **FL Turnpike:** 11 Minute Drive
 - **I-95:** 10 Minute Drive
 - **Miami International Airport:** 25 Minute Drive
 - **Ft Lauderdale International Airport:** 27 Minute Drive



BUILDING SPECIFICATIONS

- $\pm 10,000$ - $\pm 20,000$ SF newly renovated executive and administrative office space
- $\pm 22'$ and $\pm 30'$ clear height
- 3 dock high doors (more can be added)
- 3 street level doors
- Fully air-conditioned warehouse
- Heavy power: $\pm 5,000$ amps @ 480 Volts
- 2 back up generators
- ± 150 marked parking spaces
- Additional parking or trailer storage space available on-site
- Centrally located in North Miami-Dade County
- Easy access to SR-826 (Palmetto Expressway), I-75, I-95 and the Florida Turnpike



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For More Information, Contact:

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