

11150 NW 32nd Avenue, Miami, FL 33167

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



- Sublease Rate: \$5.50 PSF NNN
- Real Estate Taxes: \$0.72 PSF
- Bldg. Insurance: \$0.34 PSF
- Lease Expiration: May, 31 2028
- Occupancy: 6 Months from Effective Date of Sublease Execution

- Available Space: 123,125 SF
- Office Space: 14,950 SF (second floor)
- Land Size: 178,126 SF
- Dock Positions: 14
- Ramp: 1
- Rail Doors: 1
- Parking: 79
- Electric: 3-phase heavy
- Ceiling Height: 20' / 35' / 50'
- Year Built: 1970



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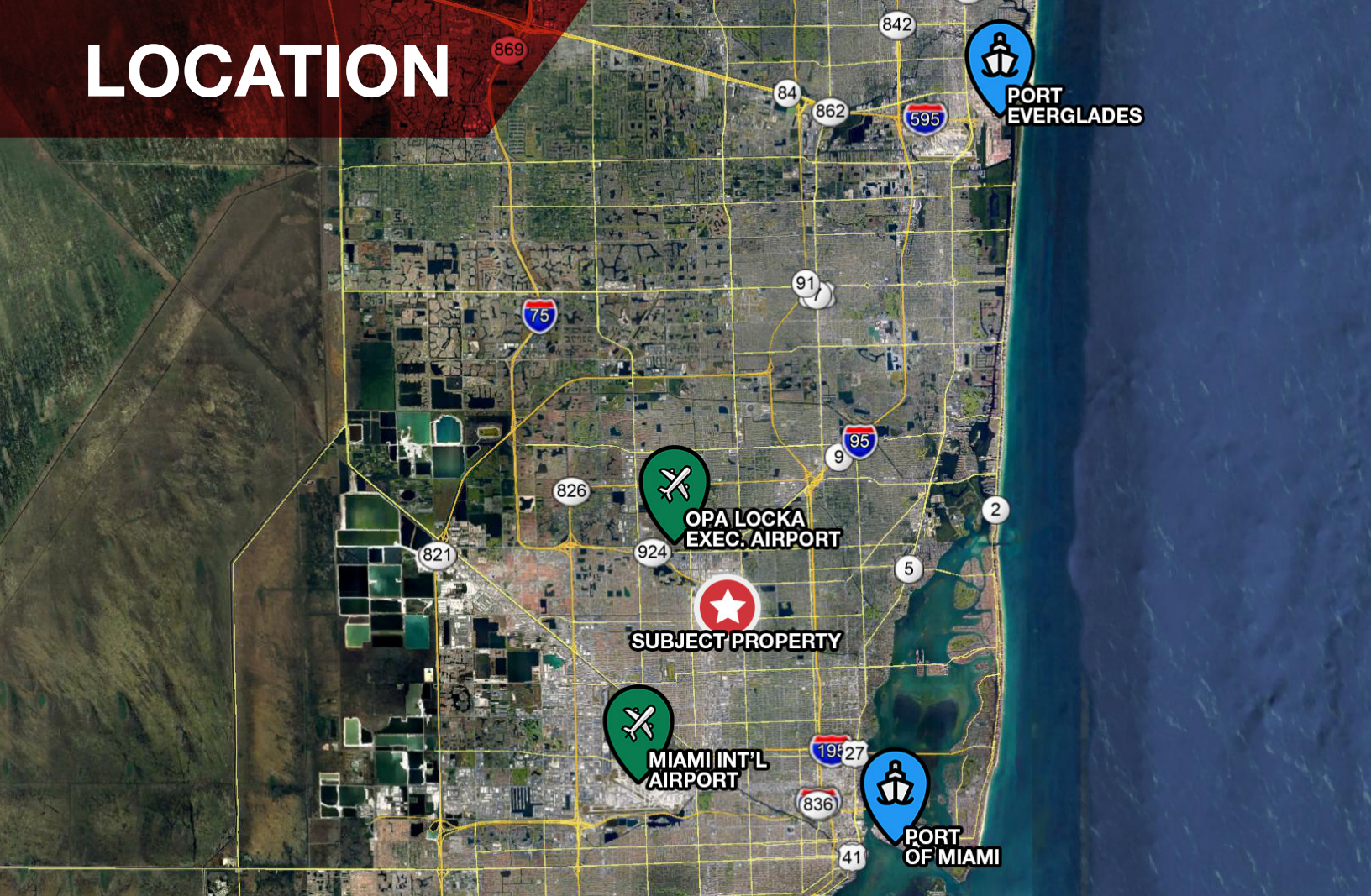


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LOCATION



Location Features

- Located in the Gragny area
- Easy access to major highways; Gragny and I-95 Expressways.
- Close proximity to ports and airports:

Point of Interest	Distance	Approximate Travel Time
Opa Locka Executive Airport	3.5 Miles	9 min.
Miami International Airport	8.0 Miles	18 min.
Port of Miami	11.5 Miles	25 min.
Port Everglades	23 Miles	35 min.



For more information:

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