

14101
NW 112th Ave
HIALEAH GARDENS

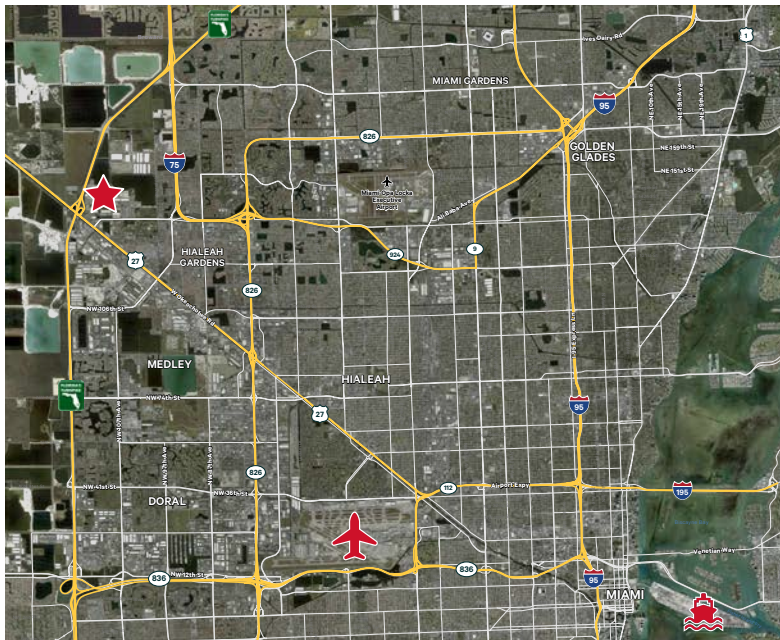
CLASS A
INDUSTRIAL WAREHOUSE
FOR LEASE



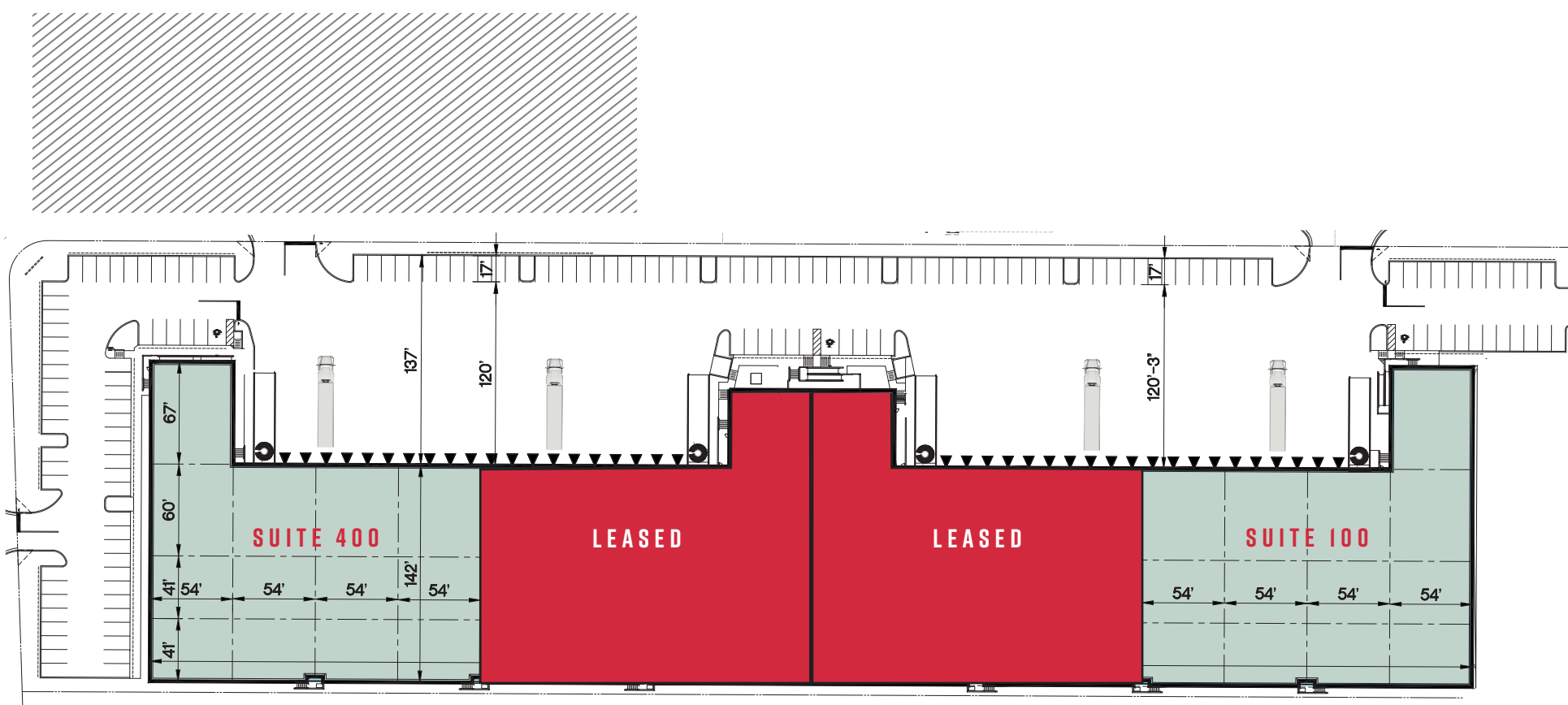
CBRE

PROPERTY FEATURES

- + ±133,762 Total SF
- + Single or Multi Tenant Occupancy
- + 40 Docks + 4 Concrete Ramps
- + 36' Clear Height
- + 142' Building Depth
- + 137' Truck Court
- + 159 Parking Spaces
- + ESFR Sprinkler System



- + Located in Hialeah Gardens Industrial submarket with direct connectivity to the Florida Turnpike, I-75 and the Gratigny Expressway
- + Exposure and excellent frontage on the Florida Turnpike
- + 10 miles to Miami International Airport cargo terminals
- + 20 miles to PortMiami



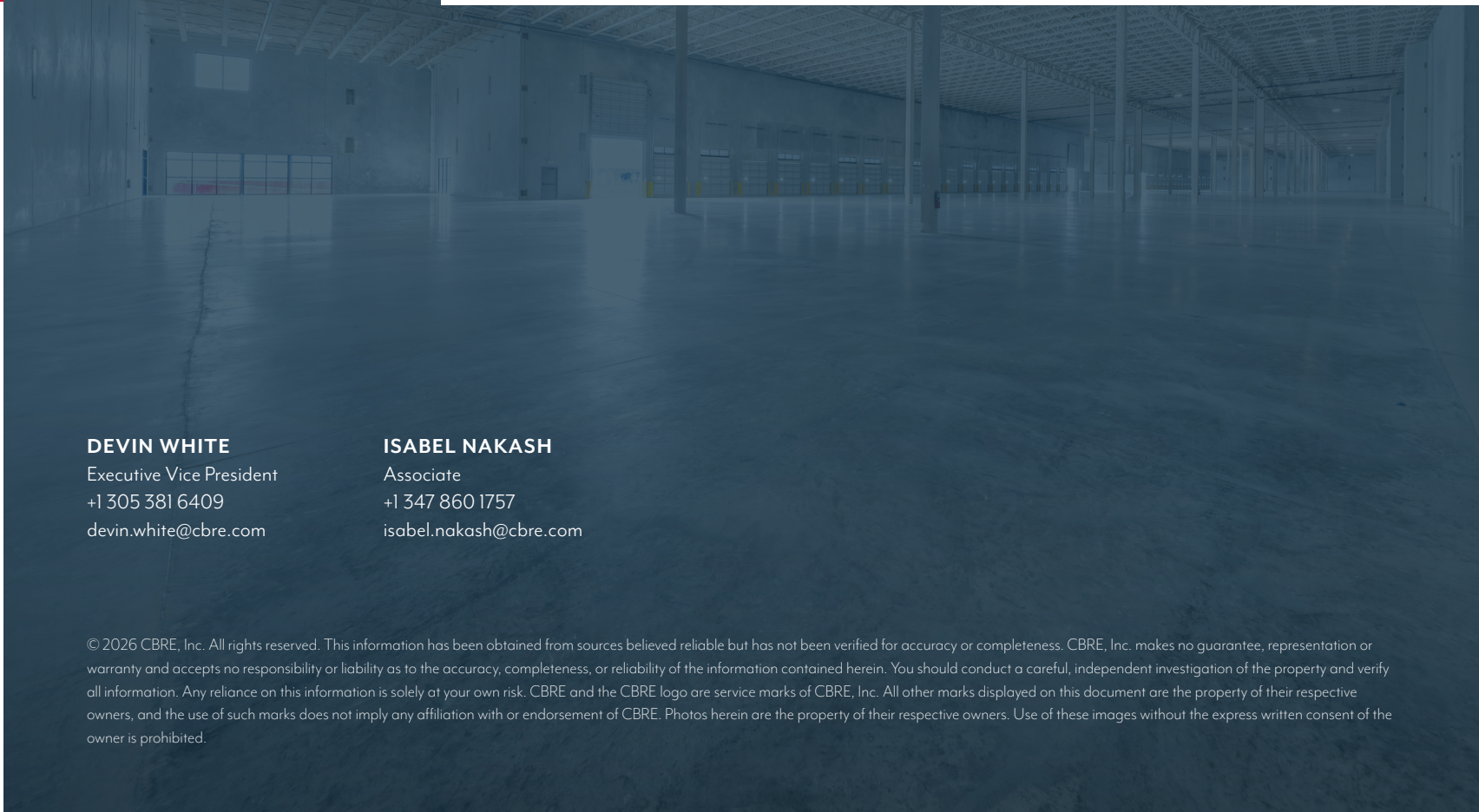
AVAILABILITY

	SUITE 100	SUITE 400
Available SF	±34,019 SF	±34,019 SF
Spec Office SF	±2,515 SF	±2,515 SF
Warehouse SF	±31,504 SF	±31,504 SF
Loading	10 docks + 1 ramp	10 docks + 1 ramp
Clear Height	36'	36'
Lease Rate	\$15.75 NNN	\$15.75 NNN
Available	Immediately	Immediately

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H I A L E A H G A R D E N S



DEVIN WHITE

Executive Vice President
+1 305 381 6409
devin.white@cbre.com

ISABEL NAKASH

Associate
+1 347 860 1757
isabel.nakash@cbre.com

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