

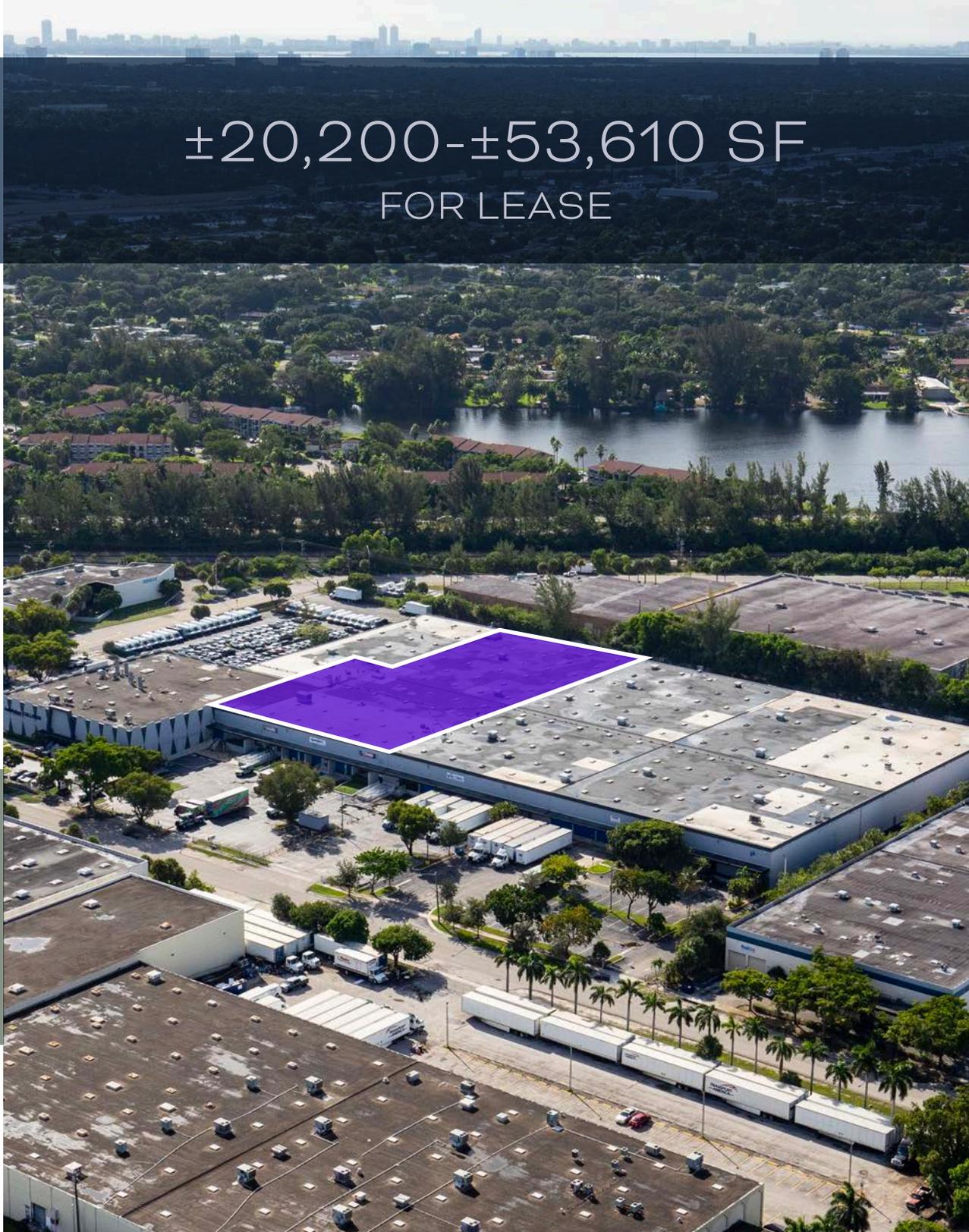
±20,200-±53,610 SF
FOR LEASE

Sunshine

STATE INDUSTRIAL PARK

1400 NW 159th Street, Miami Gardens

CBRE



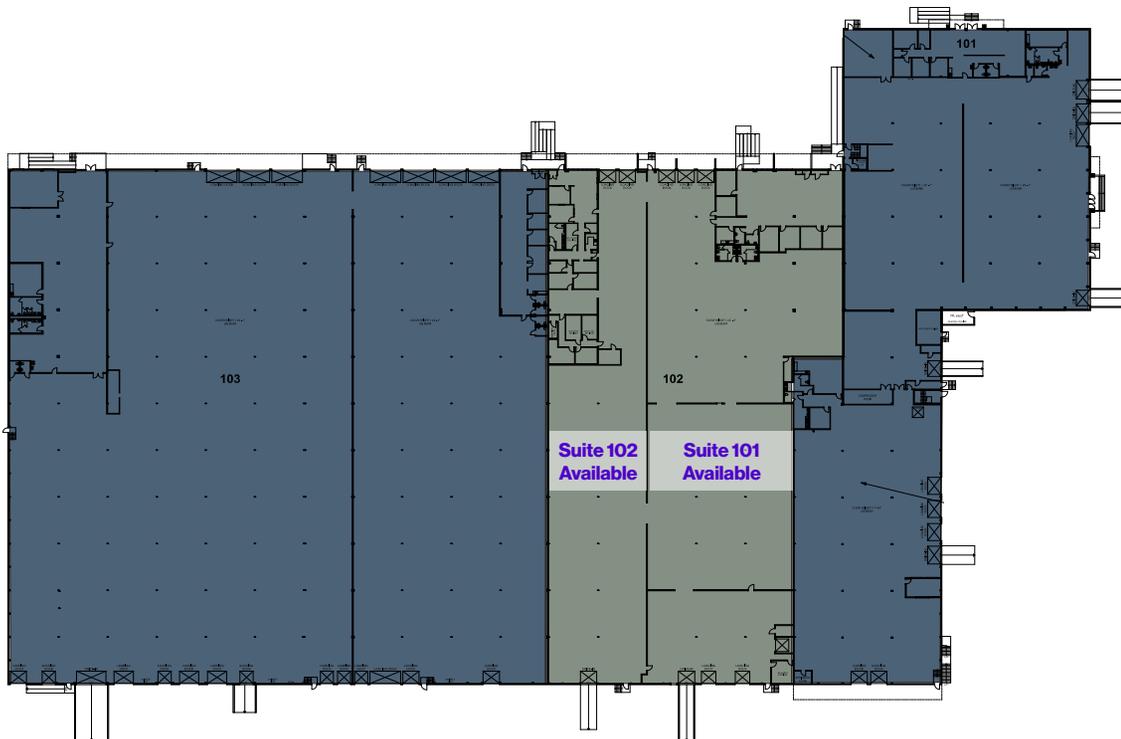
PROPERTY OVERVIEW

- Functional ±211,436 square foot industrial building located in Miami, with 24' clear height & 42 dock-high doors.
- Cross loading with 135' front truck court depth & 90' rear truck court depth.
- Well located within the Sunshine State Industrial Park in Miami Gardens adjacent to the Golden Glades: I-95, Florida's Turnpike (836) & the Palmetto Expressway (826).



PROPERTY FEATURES

	SUITE 101	SUITE 102
Available SF	±33,410 SF	±20,200 SF
Office SF	±3,991 SF	±3,966 SF
Warehouse SF	±29,419 SF	±16,234 SF
Clear Height	24'	24'
Loading	5 docks + 1 ramp	2 docks + 1 ramp
Power	400 AMPS	200 AMPS
Available	Immediately	Immediately
Lease Rate	\$15.25 NNN	\$15.25 NNN



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