



available for sublease

Distribution Warehouse

1950-1970 NW 70 Avenue, Miami, FL

features:

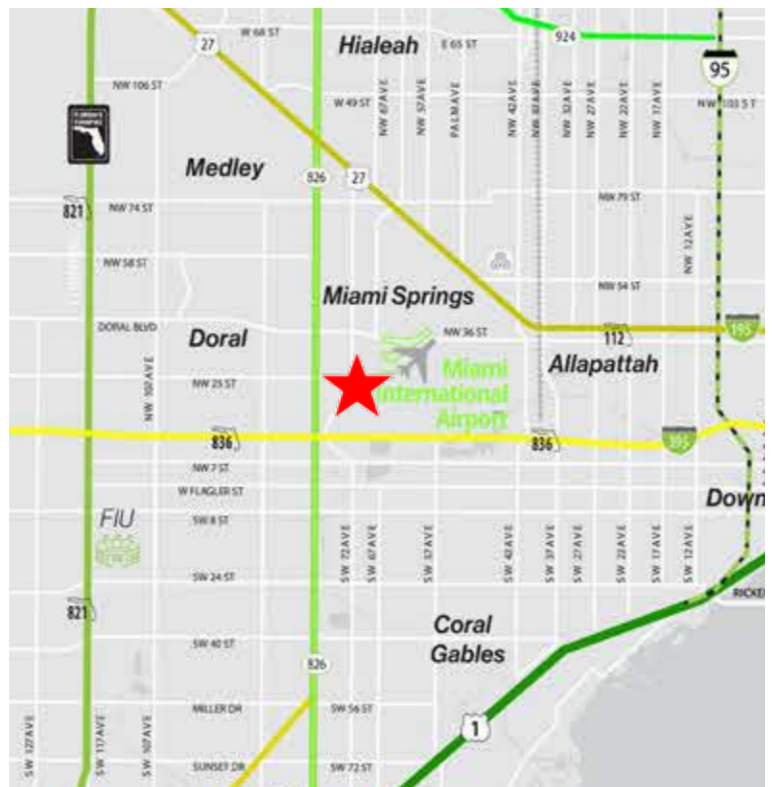
- ± 44,058 SF Building
- ± 5,000 SF Office
(2) ± 2,500 SF Offices
- ± 20' Clear Ceiling Height
- 6 Dock Height Doors
- 2 Ramps
- 3-Phase Heavy Power
- 400 amps
- Fire Sprinkler System
- LED Warehouse Lights

divisible into:

± 44,058 SF
± 24,284 SF
± 19,774 SF

below market
sublease rate:
\$17.00 Gross

sublease term:
12/31/2028



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