

# AVAILABLE FOR SUBLEASE

## 77,966 SF



## 6301 E 10th Avenue

Opa-Locka, FL 33013



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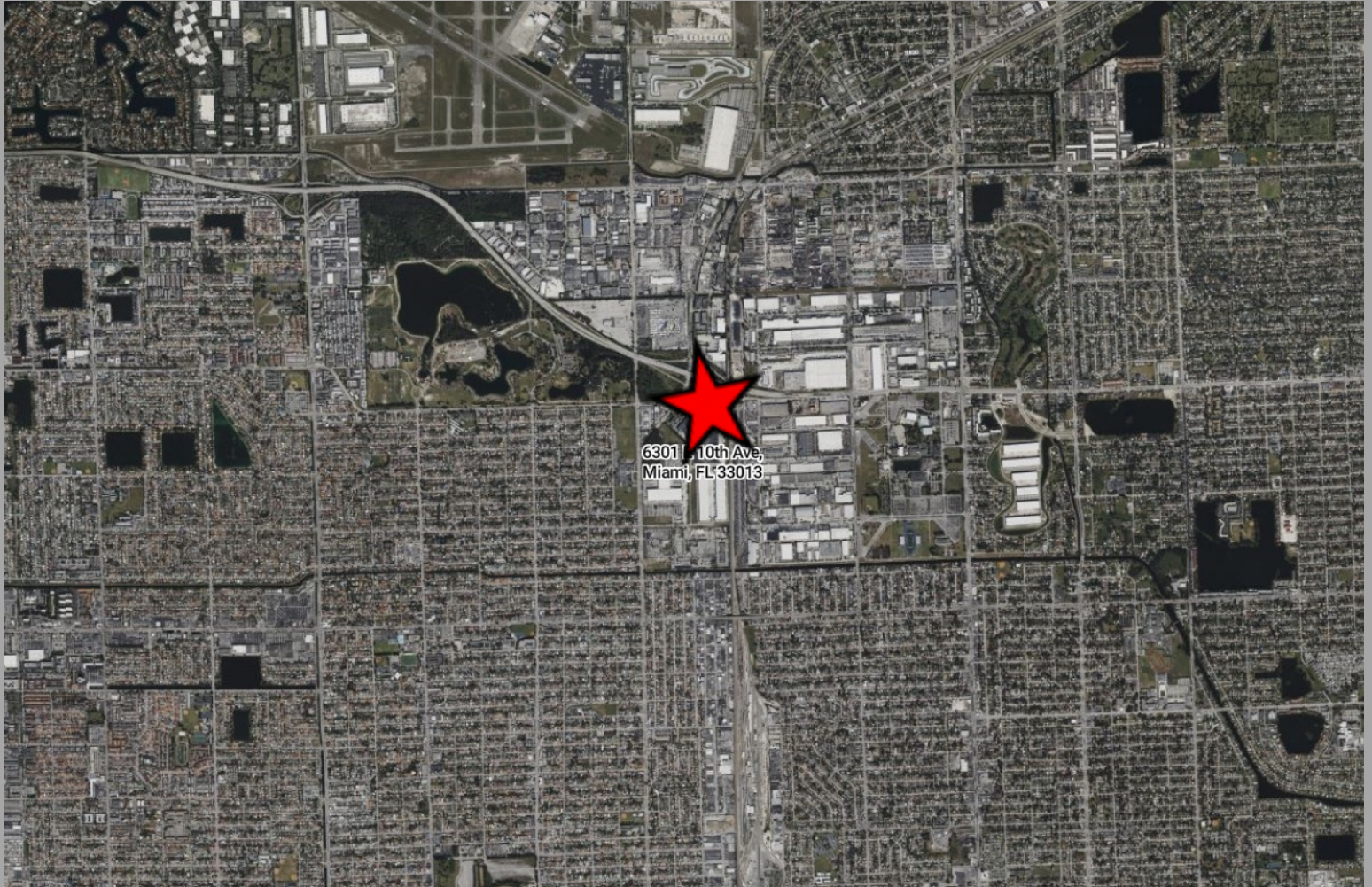
# Property Highlights

6301 E 10 Avenue is comprised of 77,966 SF and situated in Opa-Locka with proximity to SR 826, SR 836 and the Florida Turnpike. 6301 E 10 Avenue can accommodate a large variety of industrial uses.

- Total Size: 77,966 SF
- Office: +/- 1,500 SF
- Ceiling Height: 32'
- Sprinklers: ESFR
- Loading: Six (6) Dock High Doors  
One (1) Concrete Drive-in Ramp
- Parking Ratio: 1.10/1,000 SF
- Availability: TBD
- 1 Year of Term (July 2025) Owner Will Consider a Direct Deal with Additional Term
- Asking Rate: **\$14.00 PSF Industrial Gross**

# 6301 E 10<sup>th</sup> Avenue

## Area Map



### Distance To:

- SR - 826.....5.7 Miles
- SR - 836.....2.3 Miles
- Miami International Airport.....6.2 Miles
- Florida Turnpike.....6.4 Miles
- Port of Miami.....13.0 Miles
- Gragny Expressway.....0 Miles

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