

# AVAILABLE FOR LEASE

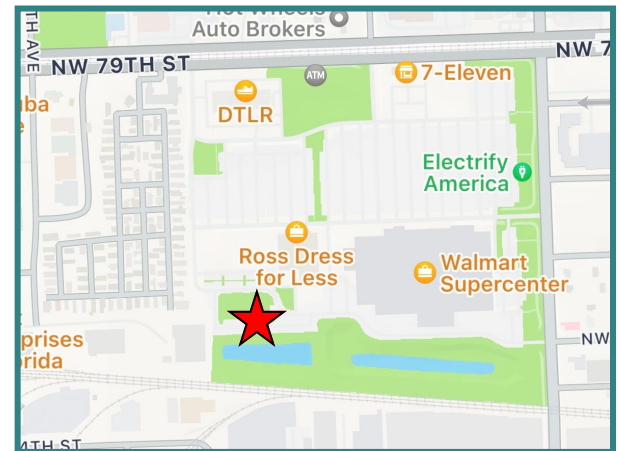
## 25,260+/- Sq.Ft.

### MULTI-BAY OFFICE/WAREHOUSE FACILITY



### 3500 NW 79th Street, Miami, FL

- 25,260+/- Sq.Ft. total (Can be divided)
- Unit A: 960+/- sq.ft. office, 9,100+/- sq.ft. warehouse area, 2 dock height doors
- Unit B: 1,200+/- sq.ft. office, 14,000+/- sq.ft. warehouse area, 4 dock height doors
- 6 Dock High Doors Total
- 24' Ceiling Height
- Fully Sprinklered, LED Lighting
- 18+/- Parking Spaces
- 3 Phase Power
- Centrally located in Miami, 3.5 miles to MIA



### Lease Rate: \$17.50 PSF NNN

Offered Exclusively By:

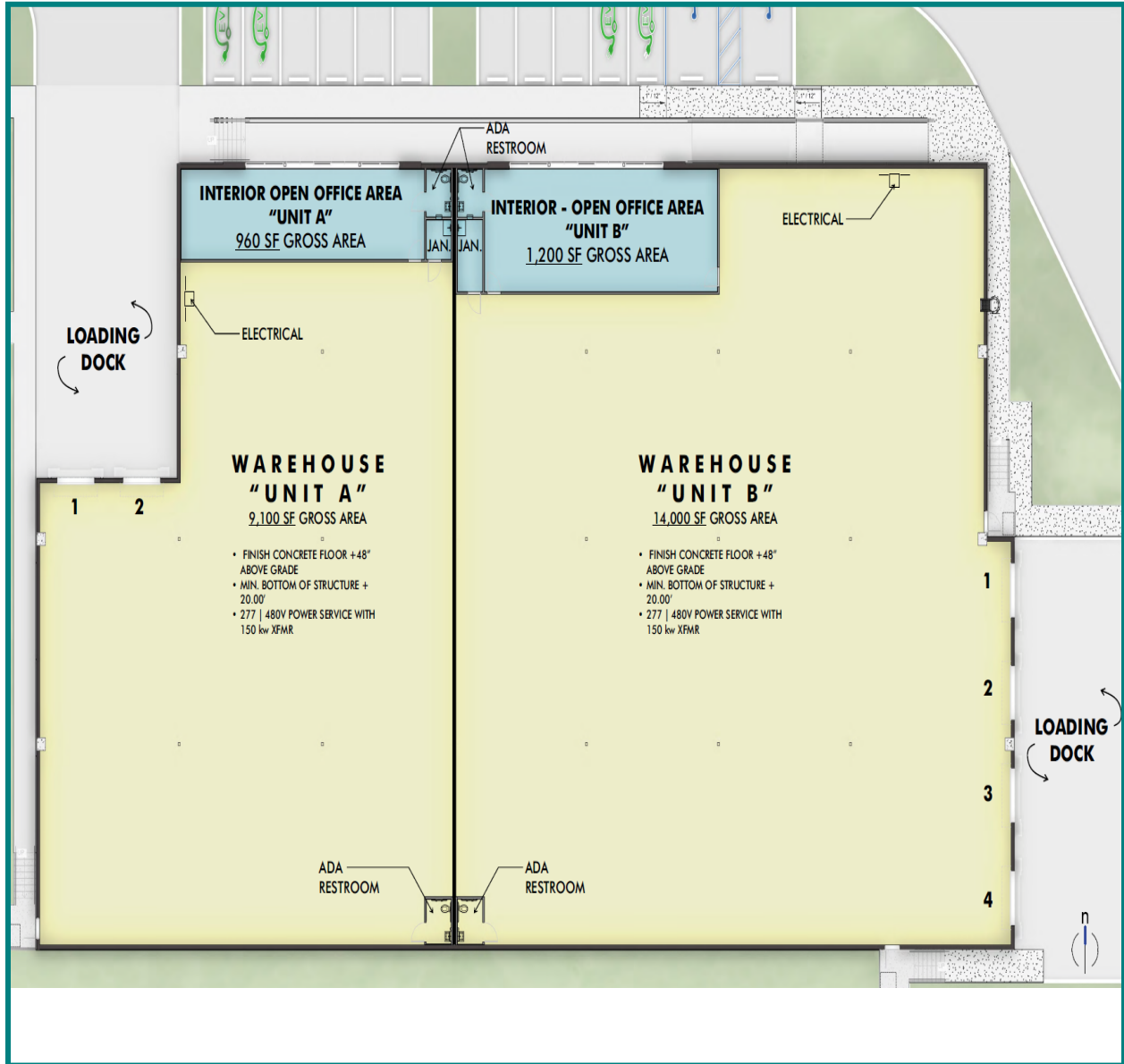


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Note: This offering subject to errors, omissions, prior sale or withdrawal

# Floor Plan



# Site Plan



# Aerial View



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THE **KATSIKOS**  
GROUP, INC.  
LICENSED REAL ESTATE BROKER

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