

# GARDENS WEST COMMERCIAL CENTER

10900 NW 146th Street, Hialeah Gardens, FL 33018

**BRAND  
NEW**

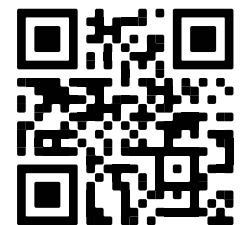
**CLASS A**

**INDUSTRIAL  
WAREHOUSE**



- ESTABLISHED 1993 -

SCAN OR CLICK



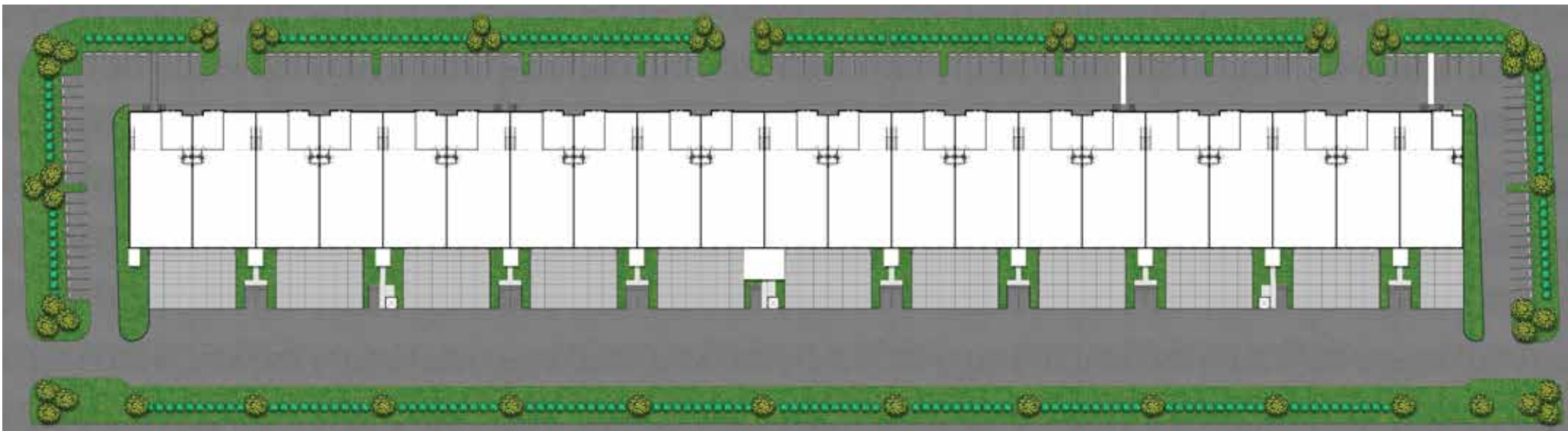
[www.AmericasCRE.com](http://www.AmericasCRE.com) | Licensed Real Estate Broker

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## PROPERTY OVERVIEW

**Americas Commercial Real Estate** is pleased to present this **Class A** multi-tenant building. An excellent opportunity to lease a brand new, industrial warehouse; with sizes ranging from +/- 7,738 SF to +/- 30,952 SF, dock high loading doors (rear loaded), load bearing mezzanine, concrete tilt walls, steel joist roof system, ESFR fire sprinkler system, 3 phase 480V electrical power. These unique features make the spaces ideal for wholesale, distribution, freight forwarding, logistics, light manufacturers, and more. Located in the most active area of Hialeah Gardens, the property offers excellent access to the Florida Turnpike (SR 91) and all major thoroughfares. Port Miami and Miami International Airport are accessible from Okeechobee Road (US 27) and Dolphin Expressway (SR 836). Broward County and Port Everglades are accessible from Interstate-75 and Interstate-95 via Florida Turnpike (SR 91).

## HIGHLIGHTS

- ▶ +/- 164,298 SF Building Size
- ▶ +/- 366,390 SF Lot Size
- ▶ Twenty one (21) Total Bays
- ▶ Dock High Loading Doors (9'X10')
- ▶ Rear Loading
- ▶ 30' Clear Ceiling Height
- ▶ 277 / 480 Volt & 120 / 208 Volt
- ▶ 50' Concrete Apron
- ▶ ESFR sprinkler system
- ▶ Concrete Tilt Wall Panels
- ▶ Steel Joist Roof System
- ▶ Ample Parking
- ▶ Zoning IN-C
- ▶ immediate Availability
- ▶ Class "A" Building
- ▶ Brand New Construction

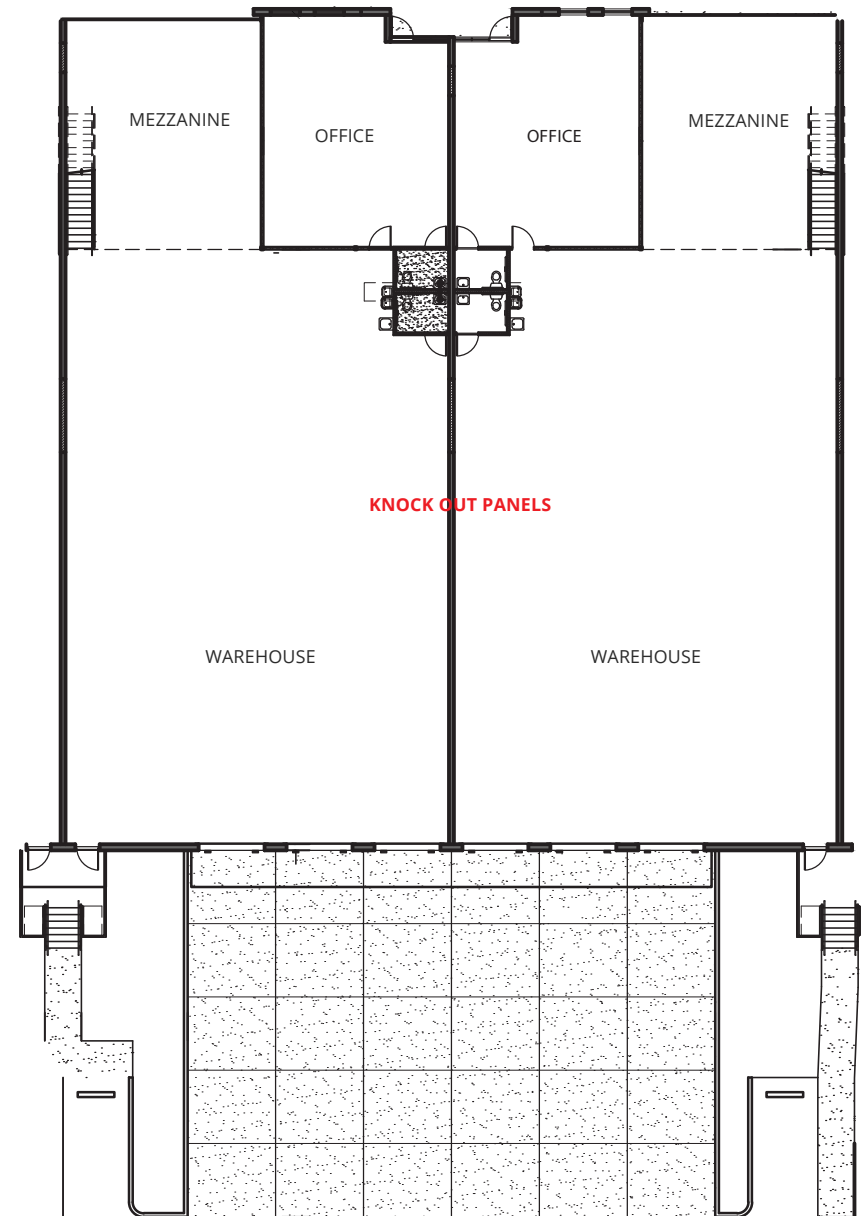


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# BAY DESCRIPTION

- ▶ +/- 7,738 SF Total Size **PER UNIT**
- ▶ +/- 900 SF Office **PER UNIT**
- ▶ +/- 1,696 SF Mezzanine **PER UNIT**
- ▶ +/- 5,142 SF Warehouse **PER UNIT**
- ▶ Three (3) Dock High Loading Doors (9' X 10') **PER UNIT**
- ▶ Seven (7) Parking Spaces **PER UNIT**
- ▶ Knock Out Panels Provided For Future Expansion



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# ACCESSIBILITY



MIAMI INTERNATIONAL AIRPORT



TO I-75 (VIA NW 138TH ST)



EASTBOUND



WESTBOUND

NW 109TH AVENUE

NW 112TH AVENUE

- ▶ Immediate access to US 27 and Florida's Turnpike, I-75 via NW 138<sup>th</sup> Street SR 826 via US 27
- ▶ Future Florida Turnpike access at NW 138<sup>th</sup> Street.
- ▶ New Florida Turnpike interchange at NW 170<sup>th</sup> Street is underway with a planned 2023 completion. The interchange will immensely enhance access for the surrounding area.
- ▶ Strategic distribution point servicing both Dade and Broward counties and their respective sea and airports
- ▶ Additionally, the area boasts a fast growing population with immediate access to a large, skilled labor pool.
- ▶ Amenities within 2 mile radius: WAWA, Gyms, Publix, Walmart, Walgreens, CVS, Wells Fargo, Chase Bank, AT&T, Starbucks, Chipotle, iHop.



0.5  
MILES



2.4  
MILES



12  
MILES



5.4  
MILES



1.3  
MILES



MIAMI INTERNATIONAL AIRPORT

10.3  
MILES

PORT MIAMI

24.5  
MILES

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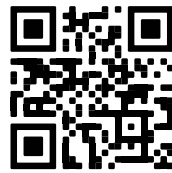




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