

±182,919 SF | AVAILABLE IMMEDIATELY

5255

NW 159th St

MIAMI LAKES, FL 33014



PALMETTO LAKES FOR LEASE
OR SALE TO OWNER USER

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PROPERTY OVERVIEW

Palmetto Lakes is single-tenant distribution facility located in the North Central Dade submarket. Located only 1.2 miles from the Palmetto Expressway, the Property has direct access to the Golden Glades Interchange, allowing for excellent connectivity to South Florida's major highways including I-95 and the Florida Turnpike.

PROPERTY FEATURES

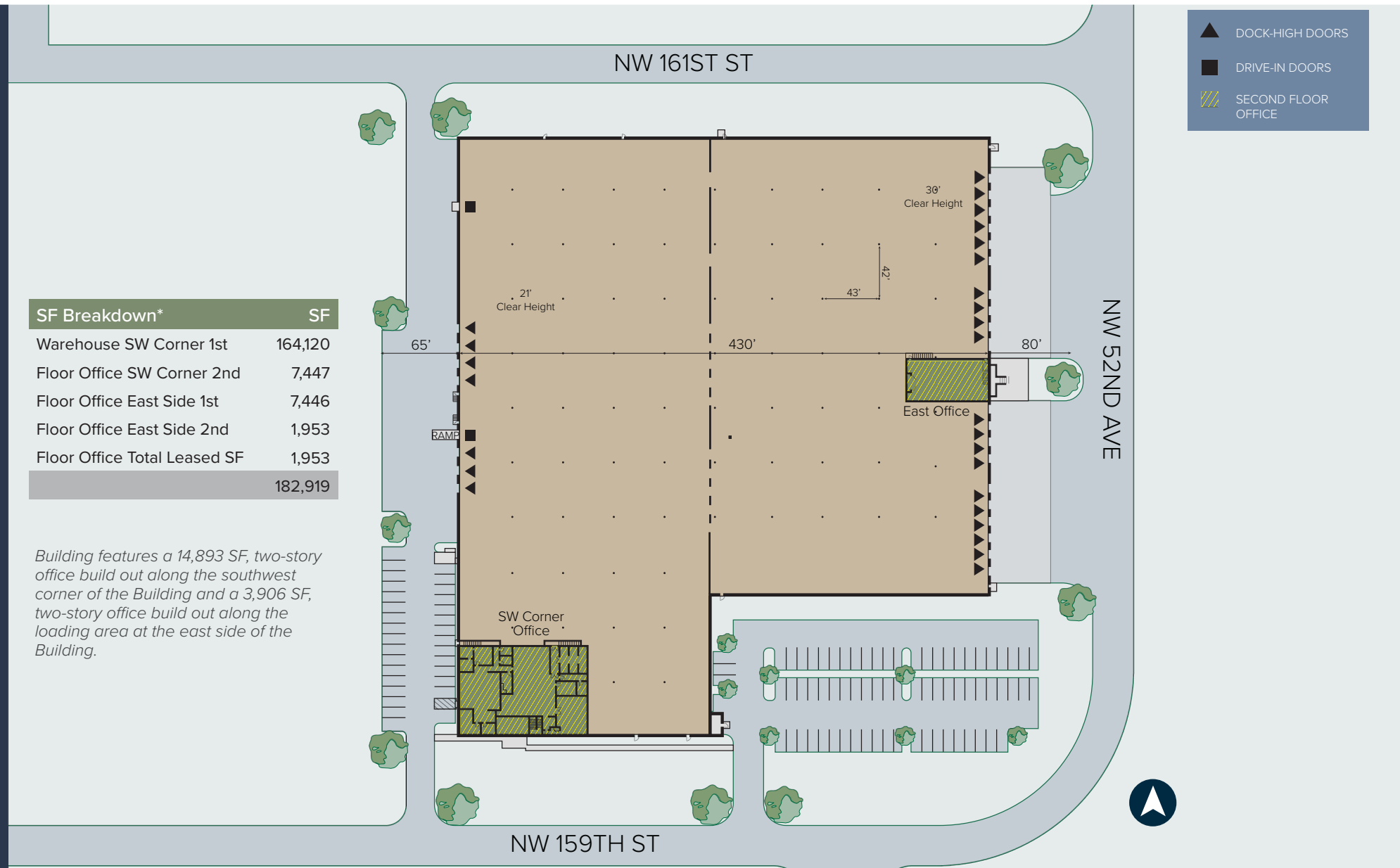
Building SF	±182,919 SF
Warehouse SF	±164,120 SF
Primary Office SF	±14,893 SF
Warehouse Office SF	±3,906 SF
Clear Height	21' - 30'
Loading Config.	Cross
Dock Doors	27 - Dock High & 2 - Drive-In
Parking	135 spaces
Fire	ESFR for 30' Clear Wet Sprinkler for 21' Clear
Lighting	LED Lights
Power	1200 AMPs, 480 Volt, 3-phase
Lease Rate	\$13.70 NNN + \$3.25 OpEx
Sale Price	Call for Pricing
Available	Immediately



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SF Breakdown*	SF
Warehouse SW Corner 1st	164,120
Floor Office SW Corner 2nd	7,447
Floor Office East Side 1st	7,446
Floor Office East Side 2nd	1,953
Floor Office Total Leased SF	1,953
	182,919

Building features a 14,893 SF, two-story office build out along the southwest corner of the Building and a 3,906 SF, two-story office build out along the loading area at the east side of the Building.



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DEVIN WHITE

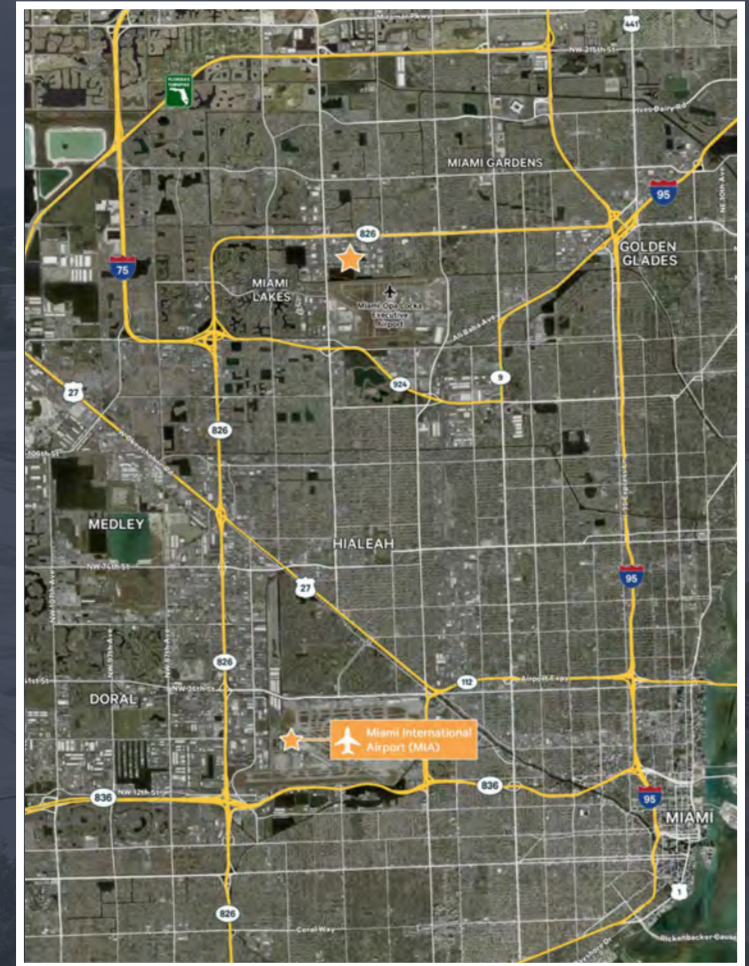
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Property Video