

# WAREHOUSE FOR LEASE

LOCATED IN HIGHLY SOUGHT AFTER SUNSHINE STATE INDUSTRIAL PARK

1140 NW 159 DRIVE

MIAMI GARDENS, FL



## Property Highlights:

- $\pm 18,000$  SF Total
- $\pm 2,000$  SF Offices
- 2 Street Level Doors
- 20' Ceiling Height
- Fire Sprinklers Throughout
- On City Water & Sewer
- Park Security on Nights & Weekends

Location offers immediate access to Golden Glades interchange which provides easy access to Palmetto Expressway, I-95, FL Turnpike & SR-441.

PROPERTY IS UNIQUELY CONFIGURED AS 2 WAREHOUSES WITH SEPARATE WATER AND ELECTRICAL METERS. THERE ARE OVERHEAD DOORS INSIDE THE WAREHOUSE WHICH OFFER THE ABILITY TO EASILY CONNECT OR SEPARATE THE WAREHOUSE PROVIDING FLEXIBILITY TO RENT OR OCCUPY.



7545 West 24 Avenue, S-100  
Hialeah, Florida 33016

**LEASE RATE: \$8.95 PSF NET**

Note: This offering subject to errors, omissions, prior sale or withdrawal without notice

Tommy Gil, Director  
305-817-8899 Office  
305-975-3209 Cell  
[tgil@vivogroup.net](mailto:tgil@vivogroup.net)  
[www.vivogroup.net](http://www.vivogroup.net)

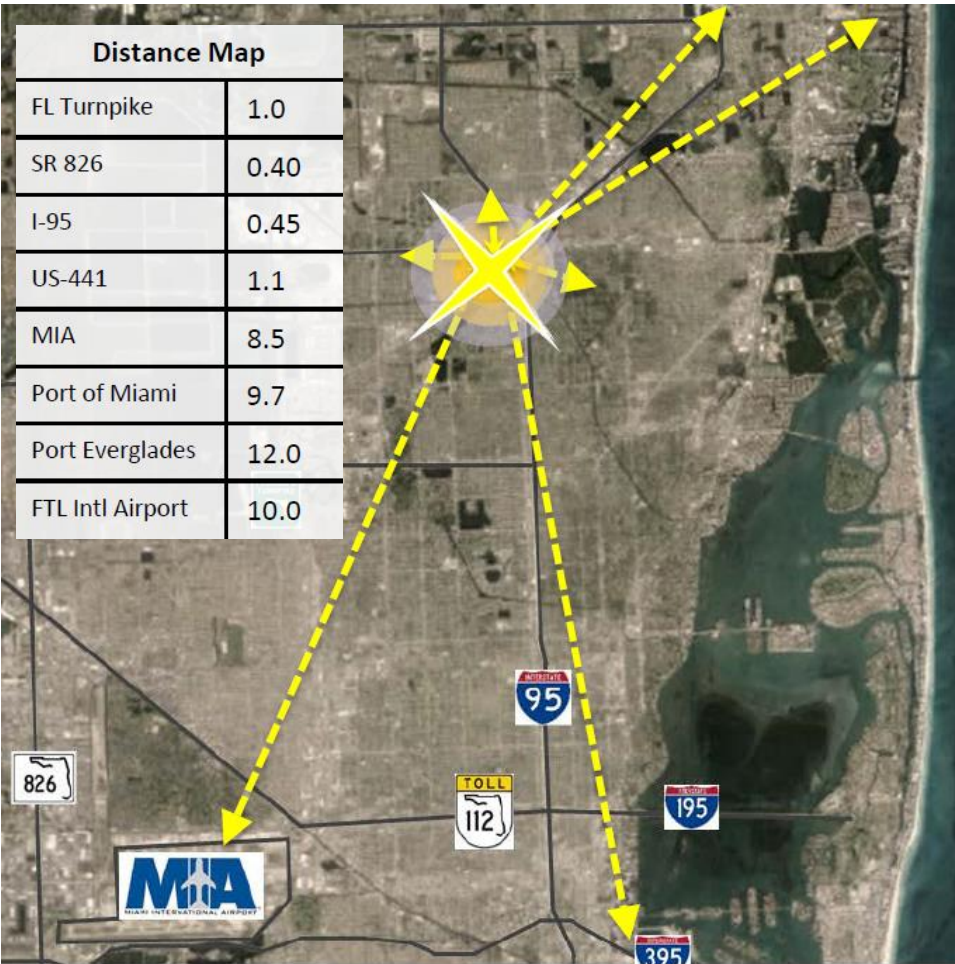


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