

FOR LEASE

WAREHOUSE SPACE

UP TO 29,714 SF

10651-10653
W OKEECHOBEE RD,
HIALEAH GARDENS

ZENITH
Industrial Outdoor Storage

 **CENTRAL
COMMERCIAL**
REAL ESTATE



SITE DETAILS

210.4'
1-STORY BUILDING
25,003 SQ.FT ±
HEIGHT: 22' ±

48 TOTAL PASSENGER
PARKING SPACES



PROPERTY: 10651-10653 W OKEECHOBEE RD,
HIALEAH GARDENS, FL 33166



RATE UPON REQUEST



10651 WAREHOUSE: 4,711 SF



10653 WAREHOUSE: 25,003 SF [DIVISIBLE]



300' DIRECT FRONTAGE ON W. OKEECHOBEE RD



MECHANICAL WORK PERMITTED



EASY ACCESS TO TURNPIKE, SR826, AND I-75



AMPLE EMPLOYEE PARKING

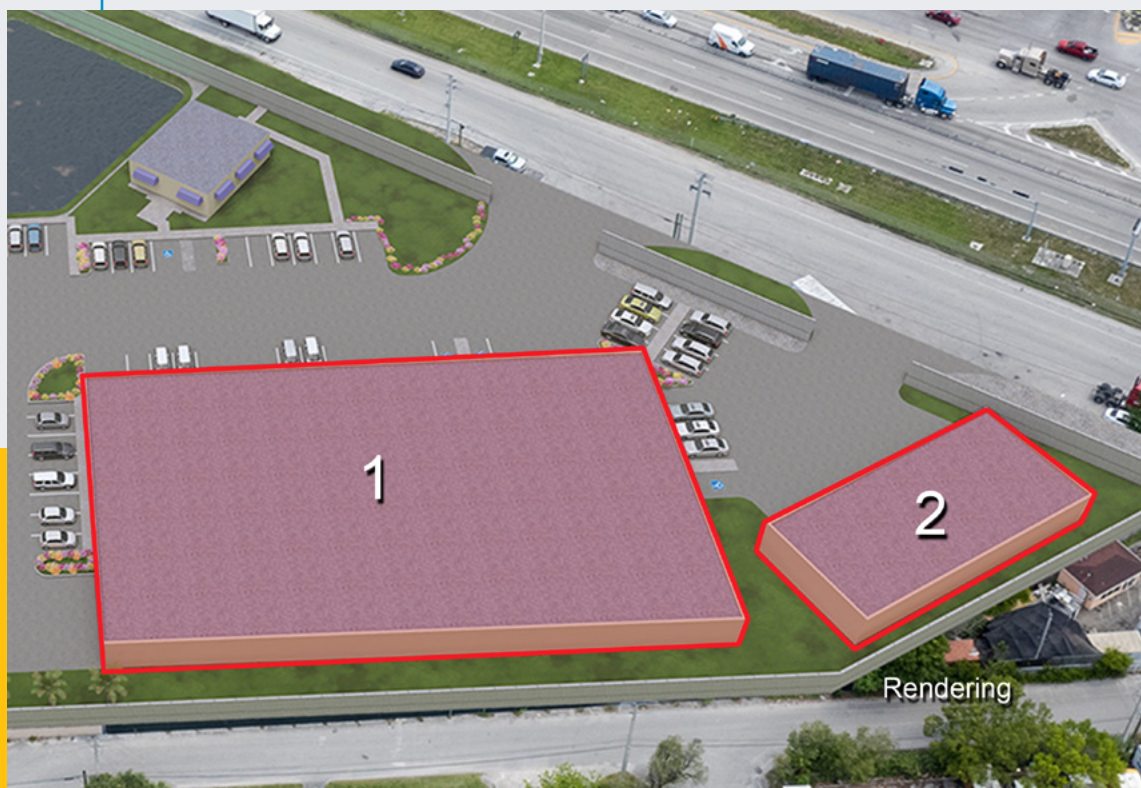


ZONED B3, CITY OF HIALEAH GARDENS



THE WAREHOUSES

THIS HIGHLY EFFICIENT SITE
FEATURES 2 WAREHOUSES, TOTALING
29,714 SF



BUILDING 1

- / 25,003 SF
- / 22' Clear
- / 7 Bays at Grade
- / Combinable
- / 14' Door Height
- / Office Space
- / Mechanical Work Permitted

BUILDING 2

- / 4,711 SF
- / 20' Clear
- / 4 Bays at Grade
- / 14' Door Height
- / Open Floorplan
- / Mechanical Work Permitted

10651 - 10653
W Okeechobee RD

ADDITIONAL PHOTOS



10651 - 10653
W Okeechobee RD



SITE PLAN

SHALL SUPPLY PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COVER THE DEFICIENCIES BETWEEN QUANTITIES SHOWN ON ANY PLANT SCHEDULE AND QUANTITIES SHOWN ON THIS SITE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.

PLANT MATERIALS SHALL BE STAGED OUT AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.

NO PLANT MATERIALS SHALL BE ACCEPTED WHICH DISPLAYS WATER INEFFECTUALITIES OR MECHANICAL DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO SELECT ANY PLANT MATERIAL, DECIDED UPON.

SUBSTITUTE ANY OF THE PLANTINGS LISTED IN THE PLANT SCHEDULE DUE TO AVAILABILITY OR IN A BARELY IMPAIRED CONDITION. 3) REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS SPECIFIED; 4) GUY AND MAINTAIN AS SPECIFIED HEREIN AT NO ADDITIONAL COST TO THE CONTRACTOR.

THE CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF ALL PLANTS AND SEEDS FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE THAT THE WORK UNDER THIS CONTRACT IS COMPLETE. THE CONTRACTOR SHALL: 1) GUARANTEE ALL PLANTS AND SEEDS FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE THAT THE WORK UNDER THIS CONTRACT IS COMPLETE; 2) REMOVE AND REPLACE DURING THIS GUARANTEE PERIOD PLANTS WHICH ARE DEAD OR Dying; 3) REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS SPECIFIED; 4) GUY AND MAINTAIN AS SPECIFIED HEREIN AT NO ADDITIONAL COST TO THE CONTRACTOR.

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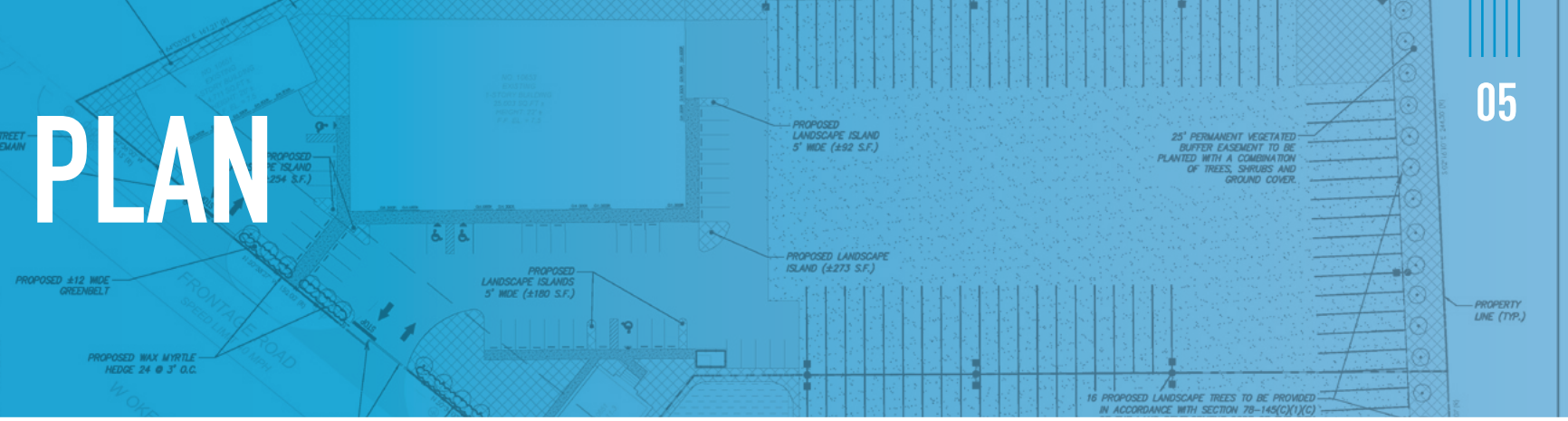
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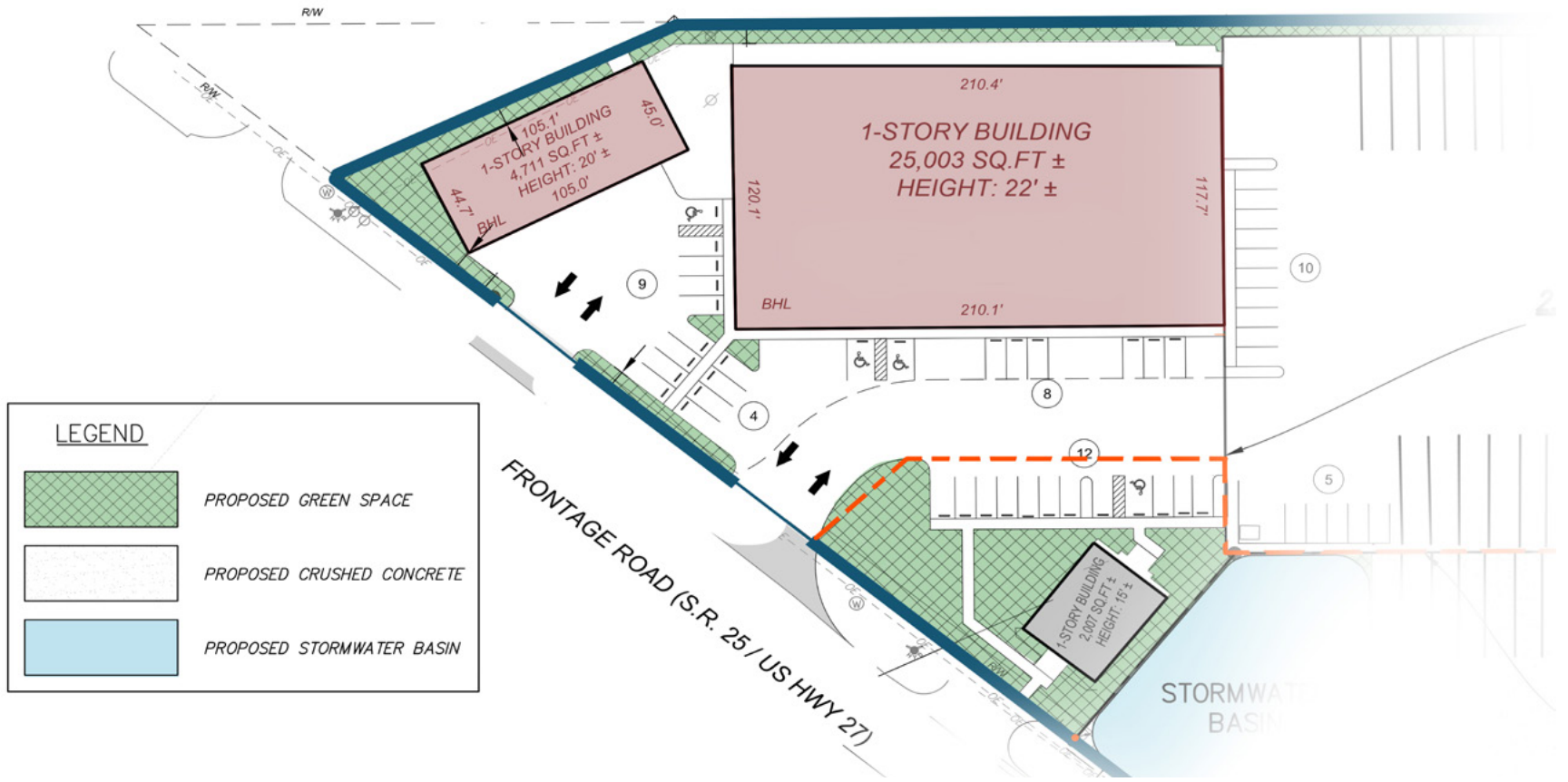
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NORTH WEST 107TH AVENUE



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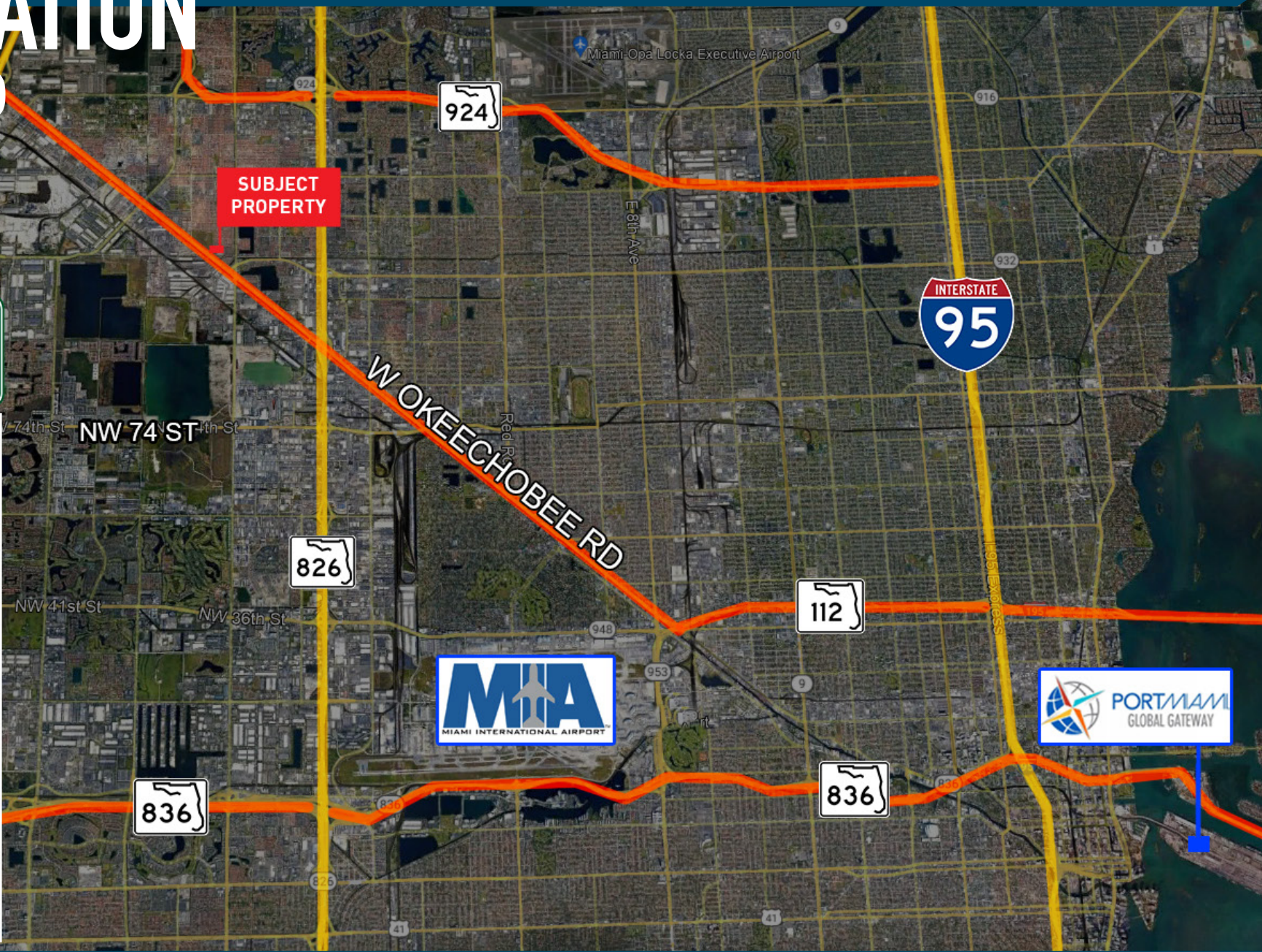


LOCATION MAP



Distance to Major Thoroughfares and Cities

Palmetto ExpWay	2mi
I-75	2.7mi
FL Turnpike	4mi
MIA Cargo Facility	7mi
Port of Miami	16mi
Doral	5.5mi
North Miami	14mi
Miami Beach	17mi
Kendal	20mi
Aventura	20mi
Sunny Isles	20mi
Davie	21mi
Hollywood	22mi
Tamarac	29mi
Fort Lauderdale	30mi
Homestead	37mi
Deerfield Beach	43mi
Boca Raton	46mi
Delray Beach	56mi
West Palm Beach	74mi



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ZENITH
Industrial Outdoor Storage

