

# NORTH DADE WAREHOUSE

## FOR SALE OR LEASE

### 30,000 - 45,000 SQ. FT. AVAILABLE



**4915 NW 159TH STREET, MIAMI GARDENS, FLORIDA**

- ◆ Class "A" Warehouse Located in Palmetto Lakes Industrial Park
- ◆ Up to 7,000 sq. ft. of Upgraded Offices Serviced by Elevator
- ◆ 4 Docks Plus Ramp
- ◆ 22' Clear Ceiling
- ◆ 67,000 sq. ft. Lot
- ◆ Warehouse Partially A/C
- ◆ If Needed, Owner Will Sell and Lease Back Approx. 10,000 sq. ft.
- ◆ Built 1986
- ◆ Fully Sprinklered
- ◆ Corner Location
- ◆ Rate: \$6.50 sq. ft. Gross (Lease with Option to Buy is Available)
- ◆ Sale Price: \$3,975,000.00



**Industrial  
Group  
Realty, Inc.**

**CORPORATE REAL ESTATE SERVICES  
INDUSTRIAL RELOCATION SPECIALISTS**

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NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice. NML 179813-I