

# INDUSTRIAL FACILITY FOR LEASE

## PALMETTO LAKES INDUSTRIAL PARK

**±182,000 SF - 5255 NW 159th Street, Hialeah, FL 33014**



### LOCATION

Located within Palmetto Lakes Industrial Park, this ±182,000 square foot office/warehouse facility is ideally suited for distribution and light manufacturing. The property features dock-height loading on two sides of the building, an upgraded sprinkler system, excellent loading and ample employee parking.

### PROPERTY FEATURES

- ◆ ± 182,000 SF Total
- ◆ ± 14,000 SF Office
- ◆ ± 20 DH Doors plus 3-4 on west side
- ◆ Lot Size: ± 6.9 Acres
- ◆ 22' to 30' Clear Ceiling Height
- ◆ Ample Parking
- ◆ Column Spacing 40' x 42.5'
- ◆ Column Spacing 44' x 43'
- ◆ Available January 2008
- ◆ ESFR Sprinkler System
- ◆ Built in 1974

**ASKING RATE: \$7.25 psf "gross"**



Brian Smith

200 S. Biscayne Blvd., Suite 2800, Miami, Florida 33131  
305.533.2892 | brian.smith@cushwake.com

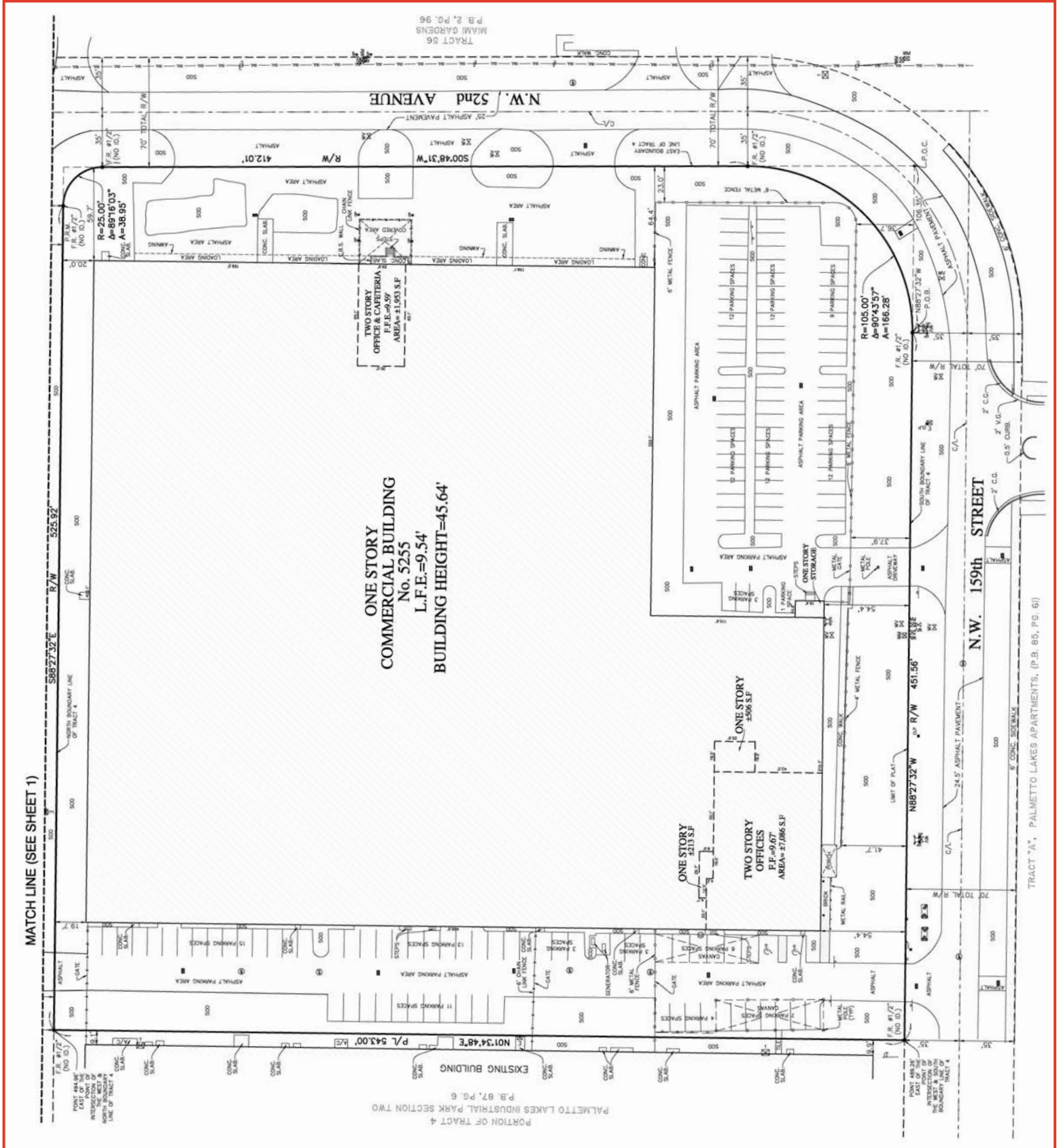


Robert Comunale

8600 NW S. River Drive, Miami, Florida 33166  
305.887.9200 | rc@industrialgrouprealty.com

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SITE PLAN



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