

**PRICE
REDUCTION**

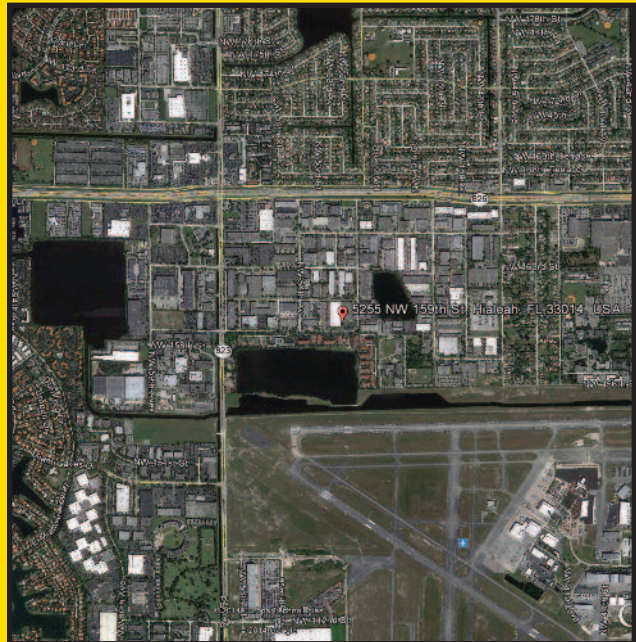
182,000 SQFT NORTH DADE WAREHOUSE FOR SALE OR LEASE

5255 NW 159TH STREET MIAMI GARDENS



Property Details

- ◆ 182,000± SF
- ◆ 15,000 SF of Office/Showroom plus 3,000 SF Truckers Breakroom Area
- ◆ 22' - 30' Clear Ceiling Height
- ◆ 28 Docks
- ◆ Heavy 3 Phase Power | 480 Volt
- ◆ 6.9 Acre Site
- ◆ Column Spacing 40' x 42.5'
44' x 43'
- ◆ ESPR Sprinkler
- ◆ 100+ Parking Spaces
- ◆ Sales Price: \$13,700,000
- ◆ Lease Rate: \$5.75 SF Gross



**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 216246

