



GARDENS WEST COMMERCIAL CENTER

10900 NW 146th Street,
Hialeah Gardens, FL 33018



Americas Commercial Real Estate is pleased to present this **Class A** multi-tenant building. An excellent opportunity to lease a brand new, industrial warehouse; with sizes ranging from +/- 7,738 SF to +/- 30,952 SF, dock high loading doors (rear loaded), load bearing mezzanine, concrete tilt walls, steel joist roof system, ESFR fire sprinkler system, 3 phase 480V electrical power. These unique features make the spaces ideal for wholesale, distribution, freight forwarding, logistics, light manufacturers, and more. Located in the most active area of Hialeah Gardens, the property offers excellent access to the Florida Turnpike (SR 91) and all major thoroughfares. Port Miami and Miami International Airport are accessible from Okeechobee Road (US 27) and Dolphin Expressway (SR 836). Broward County and Port Everglades are accessible from Interstate-75 and Interstate-95 via Florida Turnpike (SR 91).

FEATURES

- ▶ +/- 7,738 SF Total Size
- ▶ +/- 900 SF Office
- ▶ +/- 5,142 SF Warehouse
- ▶ +/- 1,696 SF Mezzanine
- ▶ Three (3) Dock High Loading Doors (9'X10')
- ▶ 30' Clear Ceiling Height
- ▶ 277 / 480 Volt & 120 / 208 Volt
- ▶ 50' Concrete Apron
- ▶ ESFR sprinklers
- ▶ Concrete Tilt Wall Panels
- ▶ Steel Joist Roof System
- ▶ Seven (7) Parking Spaces Per Unit

SCAN OR CLICK



CONTACT US FOR PRICING INFORMATION

MORE INFORMATION



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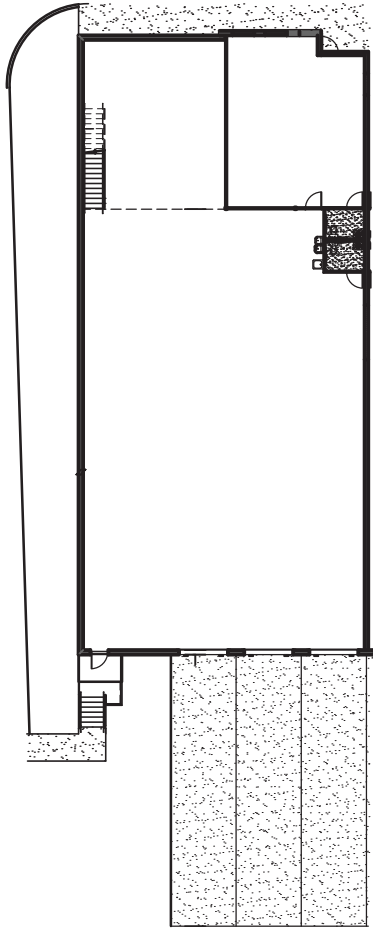
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SCHEDULE A SHOWING TODAY!

FLOOR PLAN



LOCATION HIGHLIGHTS

- ▶ Immediate access to US 27 and Florida's Turnpike, I-75 via NW 138th Street SR 826 via US 27
- ▶ Future Florida Turnpike access at NW 138th Street.
- ▶ New Florida Turnpike interchange at NW 170th Street is underway with a planned 2023 completion. The interchange will immensely enhance access for the surrounding area.
- ▶ Strategic distribution point servicing both Dade and Broward counties and their respective sea and airports
- ▶ Additionally, the area boasts a fast growing population with immediate access to a large, skilled labor pool.
- ▶ Amenities within 2 mile radius: WAWA, Gyms, Publix, Walmart, Walgreens, CVS, Wells Fargo, Chase Bank, AT&T, Starbucks, Chipotle, iHop.



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