

±182,919 SF | AVAILABLE FEBRUARY 2026

5255
NW 159th St
MIAMI LAKES, FL 33014



PALMETTO LAKES FOR LEASE

CBRE

PROPERTY OVERVIEW

Palmetto Lakes is single-tenant distribution facility located in the North Central Dade submarket. Located only 1.2 miles from the Palmetto Expressway, the Property has direct access to the Golden Glades Interchange, allowing for excellent connectivity to South Florida's major highways including I-95 and the Florida Turnpike.

PROPERTY FEATURES

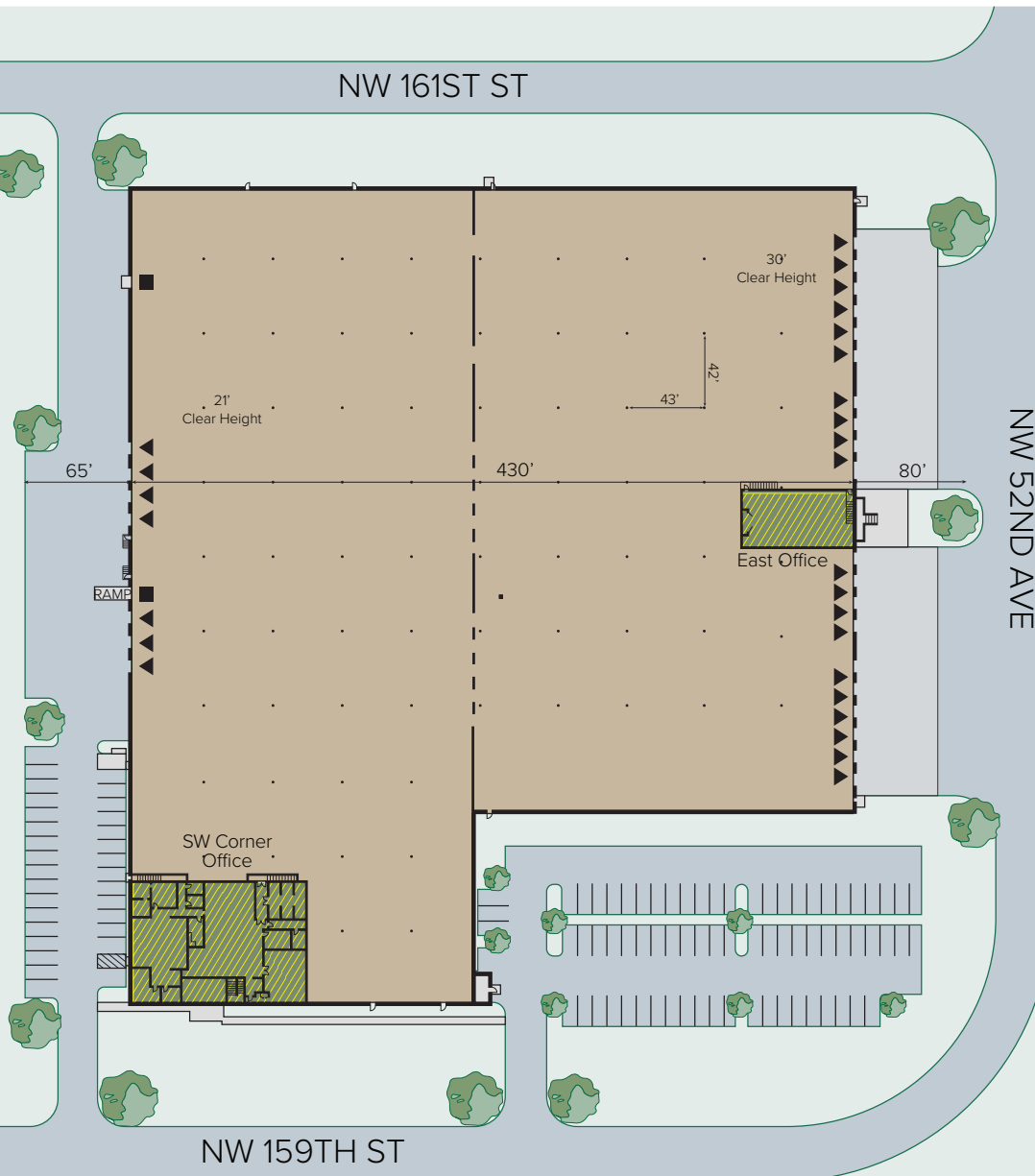
Building SF	±182,919 SF
Warehouse SF	±164,120 SF
Primary Office SF	±14,893 SF
Warehouse Office SF	±3,906 SF
Clear Height	21' - 30'
Loading Config.	Cross
Dock Doors	27 - Dock High & 2 - Drive-In
Parking	135 spaces
Fire	ESFR for 30' Clear Wet Sprinkler for 21' Clear
Lighting	T-12 & Halide
Power	1200 AMPs
Lease Rate	\$13.70 NNN + \$3.25 OpEx
Available	February 2026



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SF Breakdown*	SF
Warehouse	164,120
SW Corner 1st Floor Office	7,447
SW Corner 2nd Floor Office	7,446
East Side 1st Floor Office	1,953
East Side 2nd Floor Office	1,953
Total Leased SF	182,919

Building features a 14,893 SF, two-story office build out along the southwest corner of the Building and a 3,906 SF, two-story office build out along the loading area at the east side of the Building.



-  DOCK-HIGH DOORS
-  DRIVE-IN DOORS
-  SECOND FLOOR OFFICE

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