



Industrial Warehouse AVAILABLE FOR SUBLEASE

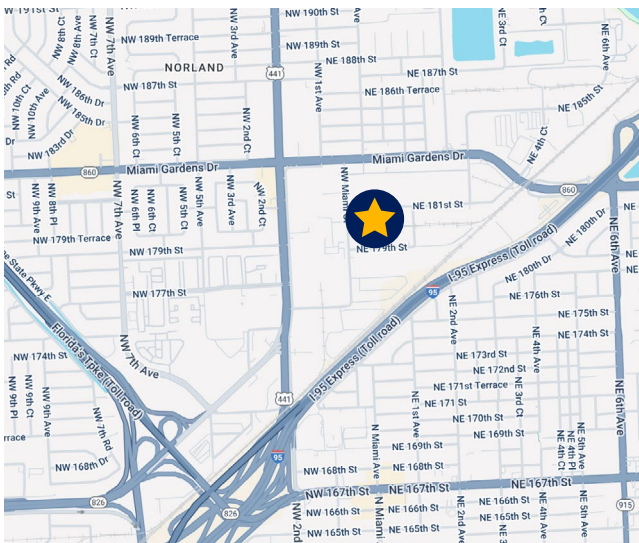
57 NE 179th Street
Miami, FL 33162

SUBLEASE OVERVIEW

Total Available SF:	9,882 – 63,074 SF
Office SF:	2,000 – 6,931 SF
Base Rent:	Contact Broker
Sublease Term:	Through 10/31/2029
Clear Height:	26'
Power:	220 – 1,000 AMPS/480V
HVAC Warehouse:	13,080 SF
Loading:	13 dock high doors 1 ramp
Dock Packages:	6 pit levelers 5 edge of dock Dock seals

NOTES

- Subject premises is demised for 9,882 SF, 20,292 SF and 33,100 SF and can be combined as desired
- Racking and furniture are available
- Located near Sunshine State Industrial Park, at the border of the South Broward and Miami-Dade County line
- Access to major thoroughfares including Interstate 95 (I-95), SR 441, Florida Turnpike and the Palmetto Expressway (SR 826)
- CSX Railroad stop along route into the Port of Miami and Port Everglades



CONTACT

Alberto Martinez
954.401.4829 mobile
amartinez@cresa.com

Jeff Hartsook
305.321.9665 mobile
jhartsook@cresa.com

Adam Talbot
954.376.0236 mobile
atalbot@cresa.com

Cresa
1 SE 3rd Ave, Suite 1980
Miami, FL 33131

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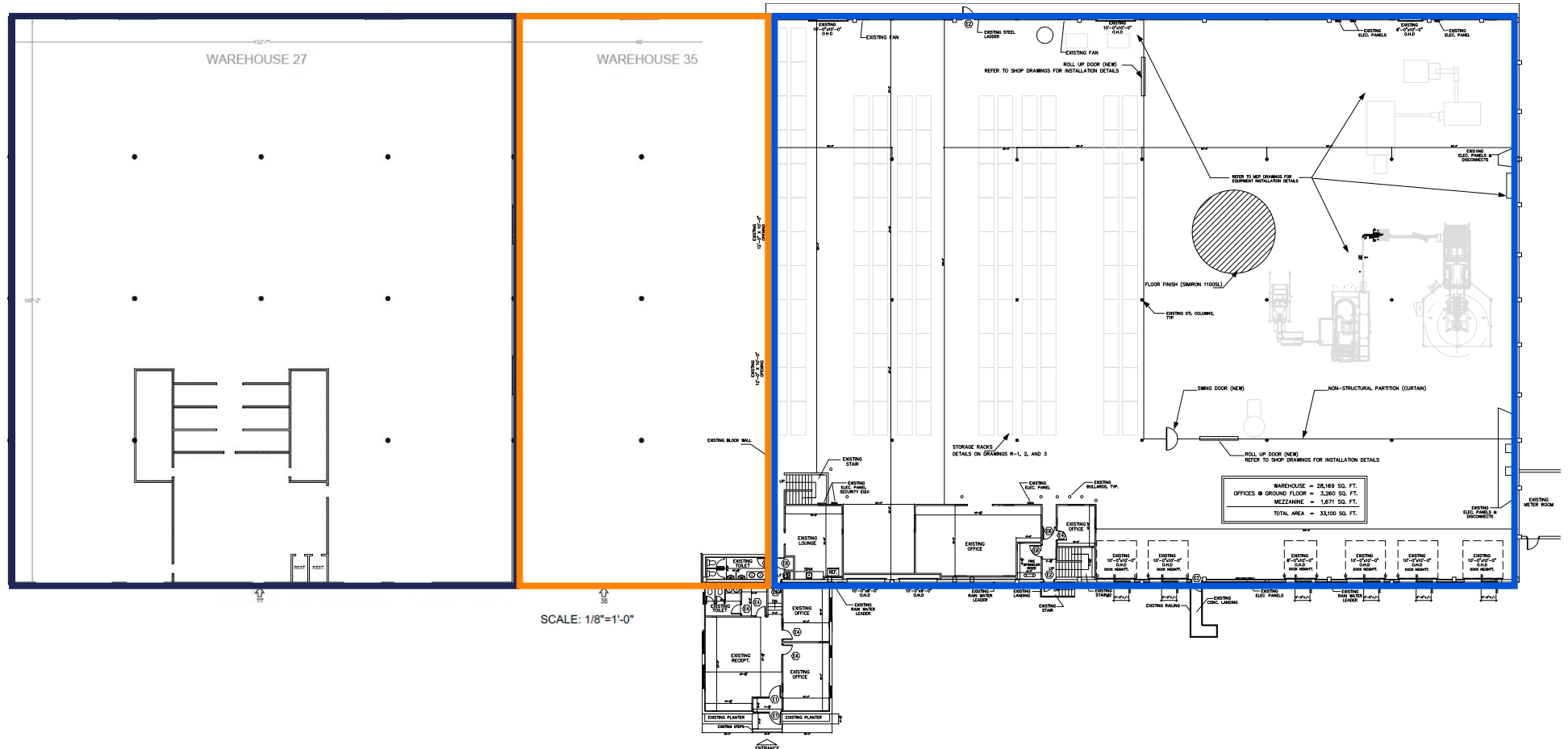


EXISTING FLOOR PLAN

20,292 SF

9,882 SF

33,100 SF



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AERIAL SITE PLAN

20,292 SF

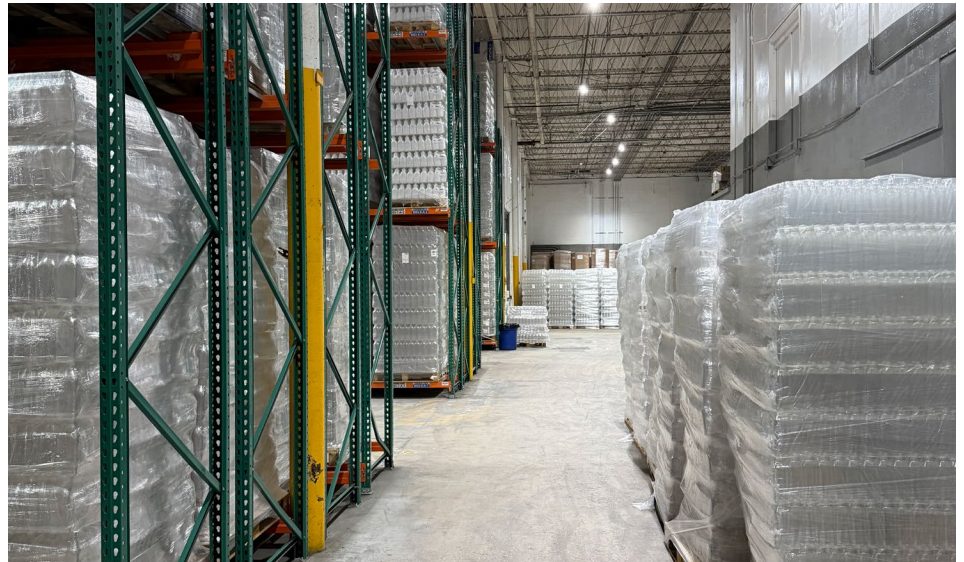
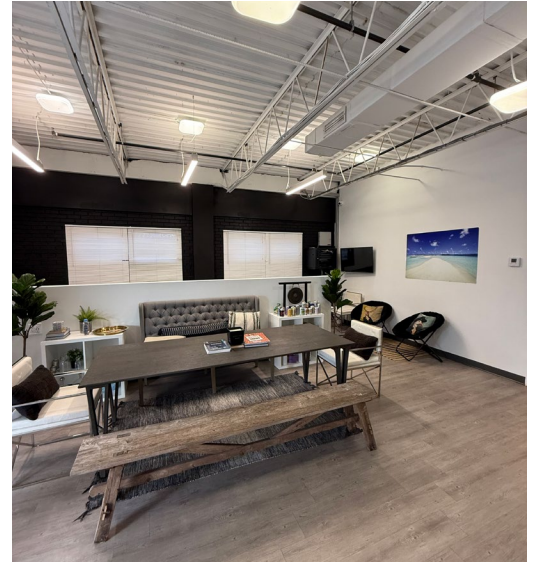
9,882 SF

33,100 SF



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