

AVAILABLE FOR SUBLEASE IRONWOOD COMMERCE CENTER

± 26,991 Sq. Ft.

**12700 NW LeJeune Rd
Opa-locka, FL 33054**



APRIL PROMOTIONAL RENT DISCOUNT

±26,991 SF

SUBLEASE INFORMATION

Sublease Ironwood Commerce Center

OCCUPANCY

July 2026

LEASE TYPE

NNN

SUBLEASE RATE

Upon Request

2026 OpEx

\$5.05 per Sq. Ft.

Total Space:

± 26,991 SF

Loading:

12 Dock Positions

Warehouse:

± 24,711 SF

Clear Height:

32'

Office:

± 2,280 SF

Term Expires:

September 30, 2028

Ironwood Commerce Center is the latest Class-A industrial park located in the Central Dade submarket of Miami.

PROPERTY OVERVIEW

This move-in ready, Class-A warehouse offers a highly functional layout ideal for distribution, logistics, and light manufacturing users seeking immediate occupancy.

Constructed in 2023, this ± 26,991 SF space within Building 1 of Ironwood Commerce Center, the space benefits from a efficient truck court configuration, 165' building depth, LED lighting, and a 1.02/1,000 SF parking ratio.

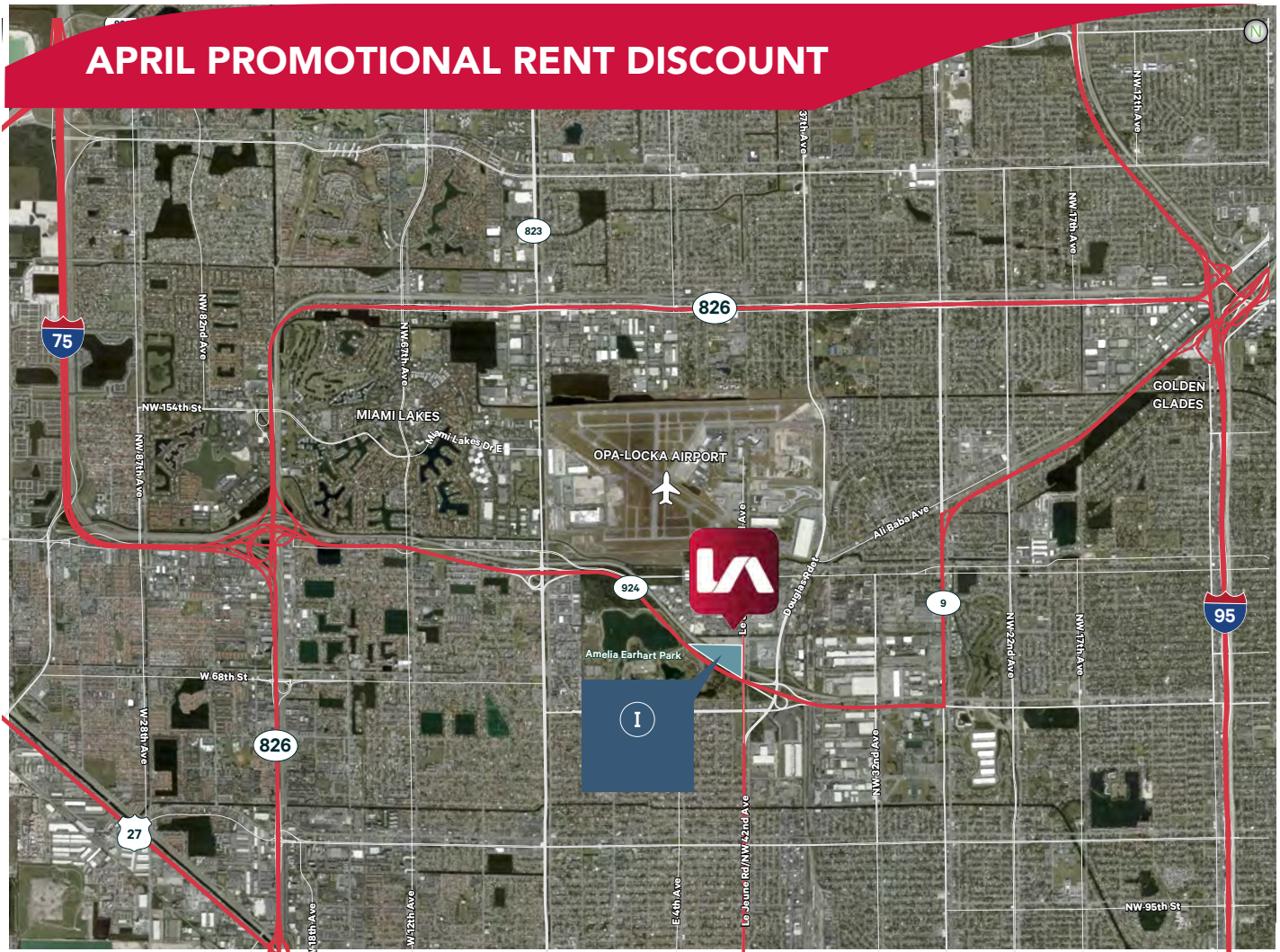
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LOCATION OVERVIEW

This central infill location supports efficient last-mile logistics and strong labor pool accessibility. Strategically located directly on Le Jeune Road (NW 42nd Avenue) and immediate connectivity to Gratigny Parkway, with convenient access to SR 826, I-75, and I-95. The site is minutes from Opa-Locka Executive Airport and provides cost-effective regional distribution access throughout Miami-Dade and Broward Counties.

SubLease Rate Upon Request

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