

Available February 2019

FOR LEASE - 4,617+/- SQ. FT. 100% AIR CONDITIONED OFFICE/WAREHOUSE

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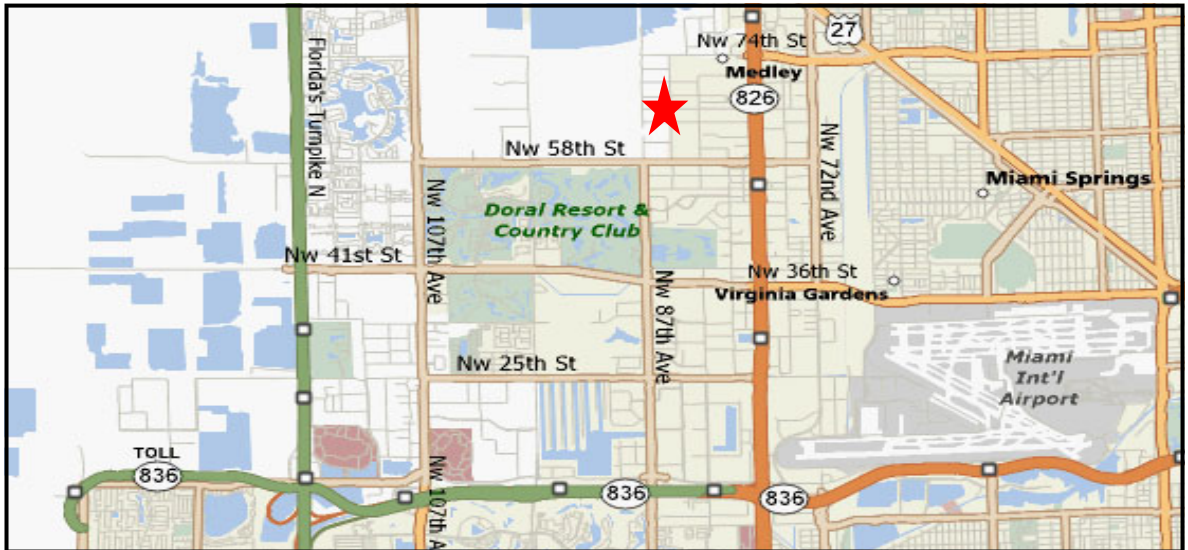
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8609 NW 64th STREET • MIAMI, FL 33166

- 4,617+/- Total Sq. Ft. , **Fully Air Conditioned**
- 555+/- SF Office/Showroom /600+/- SF Mezzanine/3,258+/- SF Warehouse/116+/- Covered Entry Area
- One (1) 16' X 12' Street Level Loading Door
- Ample Parking / Exterior Signage Availability
- 17' - 22' Clear Ceiling Height
- 3-Phase Electric—200 AMPS / Fully Fire Sprinklered
- Load Bearing Mezzanine, loading capacity of 125 Lbs. per/sf
- Unincorporated Miami-Dade County IU-3 Heavy Industrial.
- Easy Access to Palmetto Expressway (SR-826) via NW 58th and NW 74th St., SR-836 Ext., & FL. Turnpike

LEASE RATE: \$4,995.00 Per Month, Plus 6.7% Fl. Sales Tax



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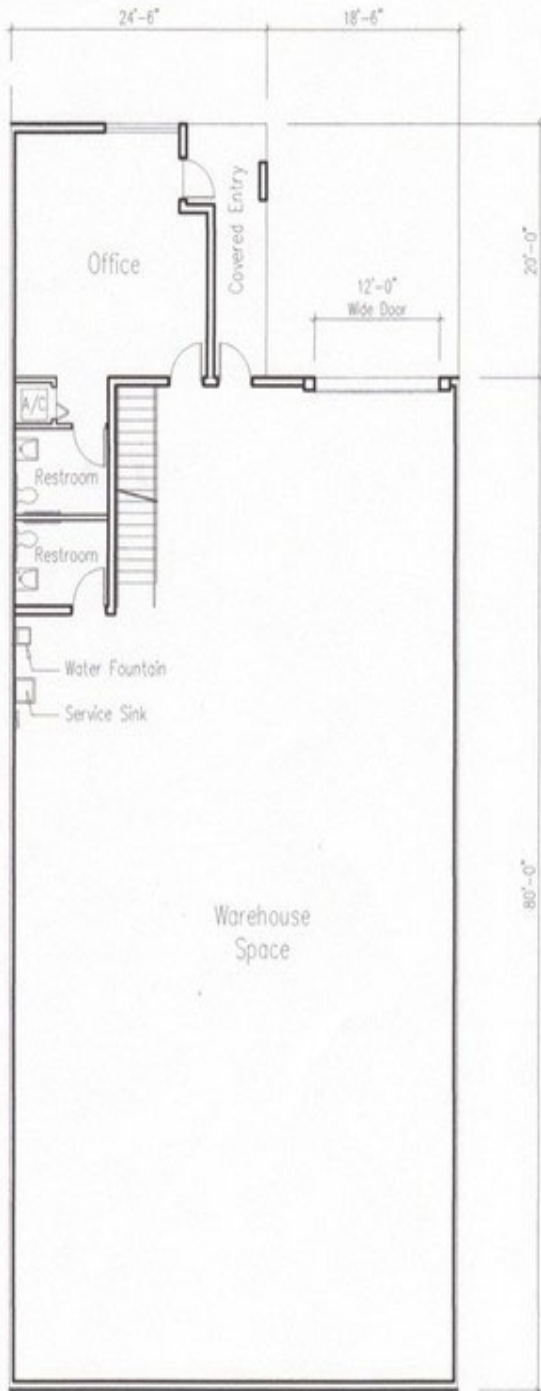
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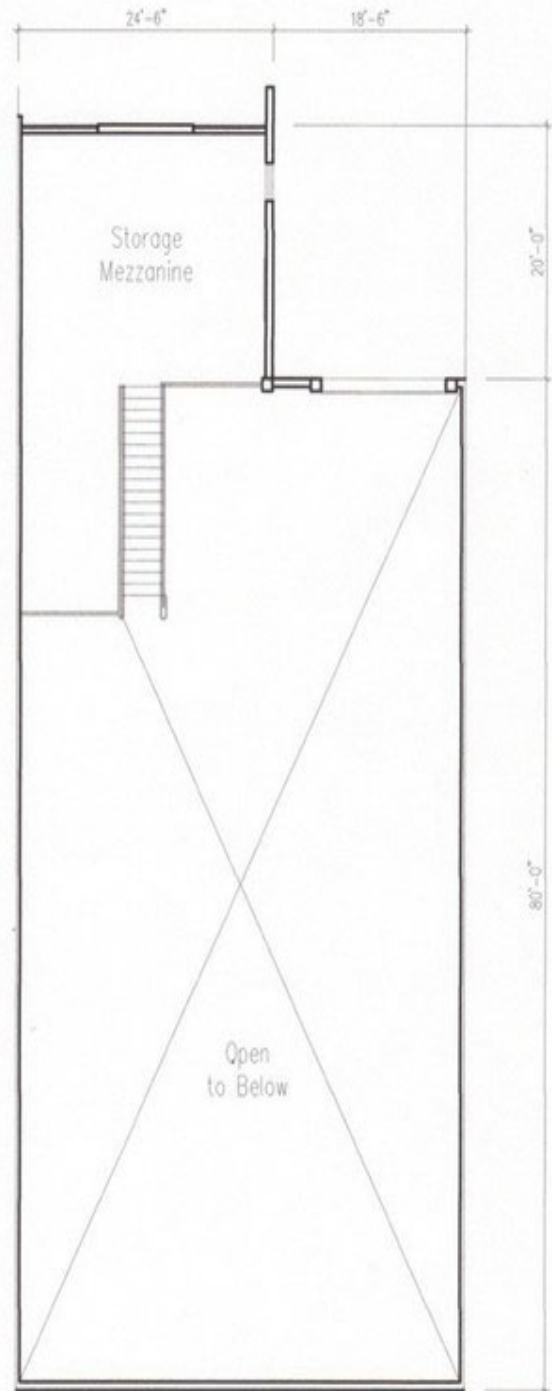
Katsikos Group, Inc.
Licensed Real Estate Broker
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OFFICE AREA (INCLUDES RESTROOMS):	555	SQFT
WAREHOUSE AREA:	3,258	SQFT
COVERED ENTRY AREA:	116	SQFT
MEZZANINE AREA:	688	SQFT
TOTAL AREA:	4,617	SQFT



GROUND FLOOR PLAN
1/16"=1'-0"



SECOND FLOOR PLAN
1/16"=1'-0"