

1400 NW 159th Street, Miami  
Gardens

±20,200-±53,610 SF  
FOR LEASE

# Sunshine

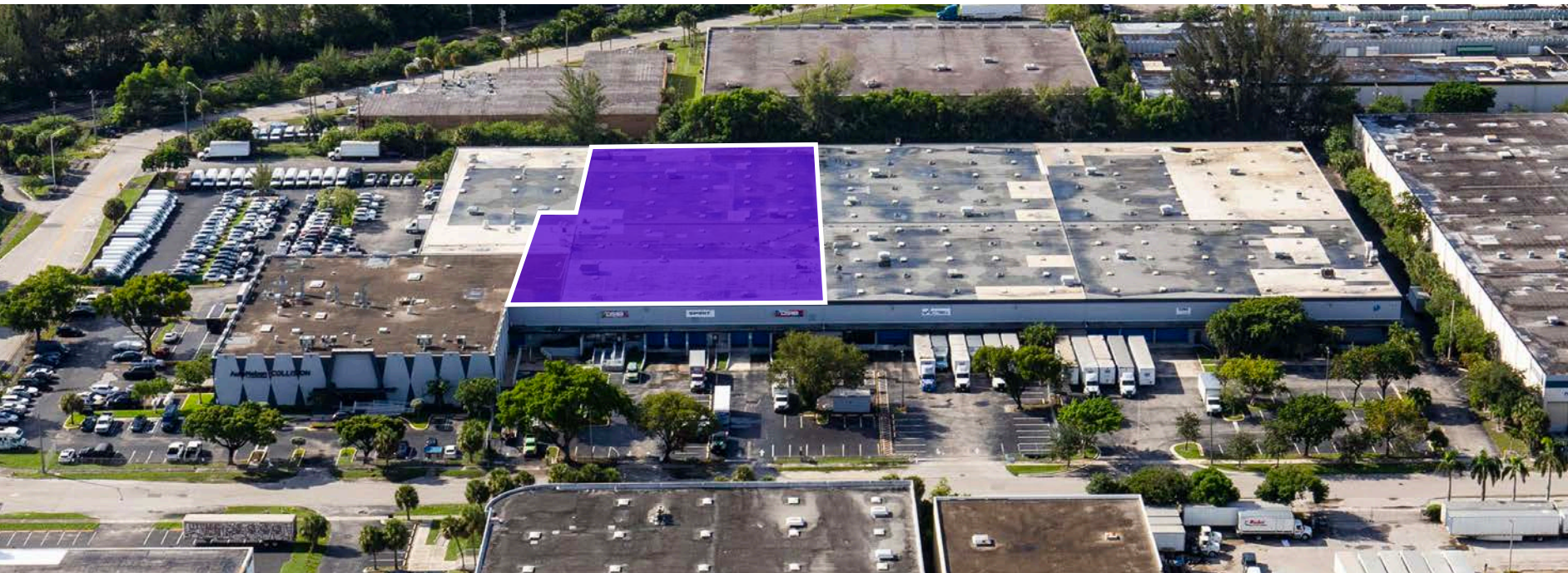
STATE INDUSTRIAL PARK

CBRE



# PROPERTY OVERVIEW

- Functional ±211,436 square foot industrial building located in Miami, with 24' clear height & 42 dock-high doors.
- Cross loading with 135' front truck court depth & 90' rear truck court depth.
- Well located within the Sunshine State Industrial Park in Miami Gardens adjacent to the Golden Glades: I-95, Florida's Turnpike (836) & the Palmetto Expressway (826).

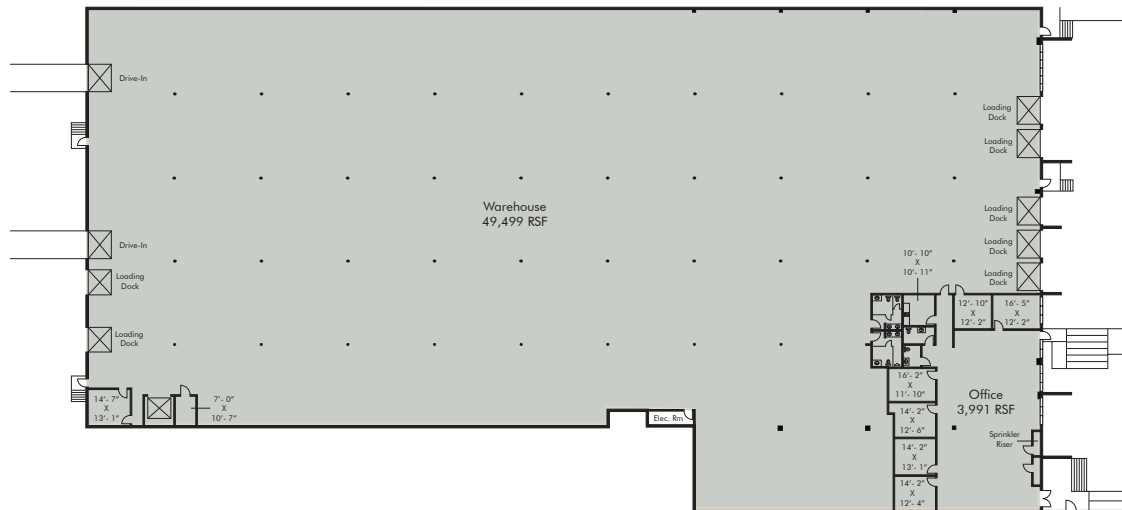




# PROPERTY FEATURES

## Option B

SUITE 101	
Available SF	±53,610 SF
Office SF	±3,991 SF
Warehouse SF	±49,499 SF
Clear Height	24'
Loading	7 docks + 2 ramp
Power	600 AMPS
Available	Immediately
Lease Rate	\$15.25 NNN



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DEVIN WHITE  
Executive Vice President  
+1 305 381 6409  
devin.white@cbre.com

ISABEL NAKASH  
Associate  
+1 347 860 1757  
isabel.nakash@cbre.com

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