

AVAILABLE FOR SUBLEASE IRONWOOD COMMERCE CENTER

± 26,991 Sq. Ft.

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



SUBLEASE INFORMATION	OCCUPANCY	LEASE TYPE	SUBLEASE RATE	2026 OpEx
Sublease Ironwood Commerce Center	July 2026	NNN	Upon Request	\$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.

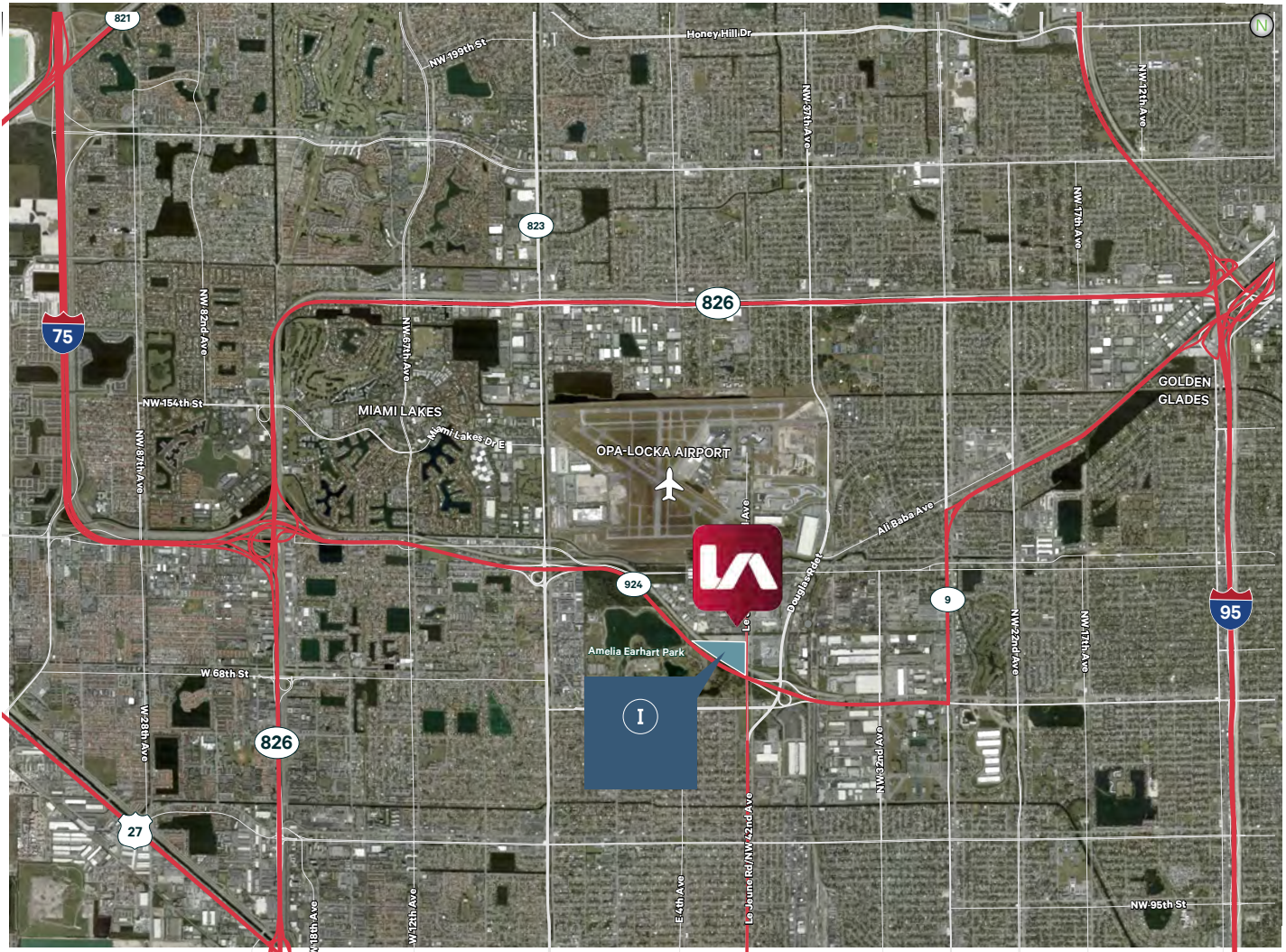
Constructed in 2023, this ± 26,991 SF space within Building 1 of Ironwood Commerce Center, the space benefits from a efficient truck court configuration, 165' building depth, LED lighting, and a 1.02/1,000 SF parking ratio.

William Domsky
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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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