



# CENTERGATE

AT GRATIGNY



CLASS A BUSINESS PARK

FOR LEASE: ± 77,966 SF TOTAL

\$13.00 PSF, NNN  
32' CLEAR HEIGHT

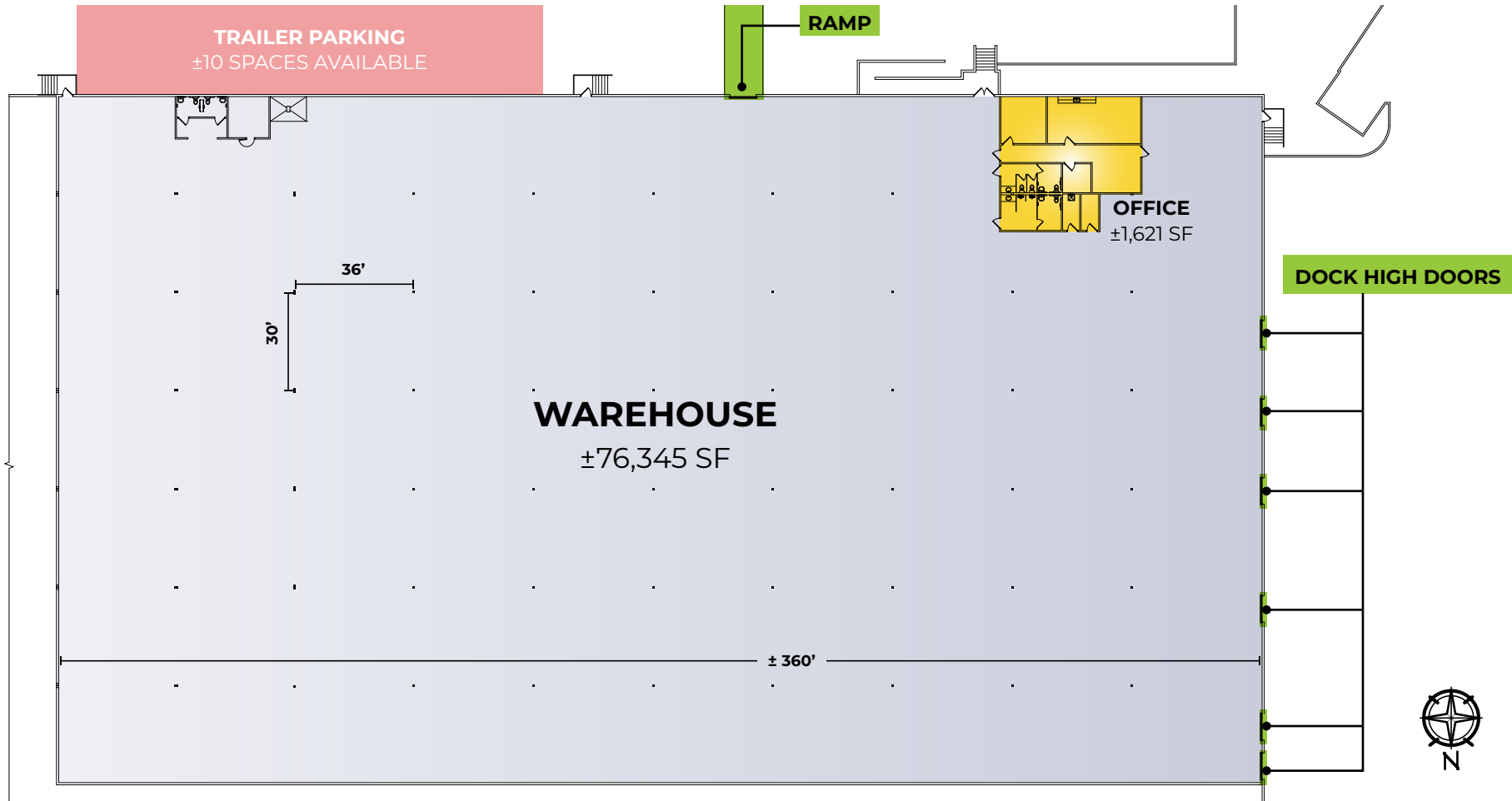


SCAN OR CLICK THE QR CODE TO  
WATCH PROPERTY VIDEO



6301 E 10TH AVE., SUITE #165, HIALEAH, FL 33013










# SPACE DETAILS



EXPLORE  
VIRTUAL TOUR



CLICK OR SCAN

	<b>LOCATION:</b>	6301 E 10TH AVE, SUITE #165, HIALEAH, FL 33013		<b>COLUMN SPACING:</b>	30' X 36' COLUMN SPACING
	<b>TOTAL SF:</b>	± 77,966 SF TOTAL - END CAP		<b>BUILDING DEPTH:</b>	360' DEEP
	<b>OFFICE SF:</b>	± 1,621 SF OFFICE TOTAL		<b>PARKING:</b>	± 30 VEHICLE / ± 10 TRAILER PARKING
	<b>CEILING HEIGHTS:</b>	± 32' CLEAR CH		<b>LEASE RATE:</b>	\$13.00 PSF NNN OPERATING EXPENSES OF \$4.31 PSF
	<b>LOADING:</b>	6 DH DOORS AND 1 RAMP			

# AREA OVERVIEW

924

GRATIGNY EXPY  
±0.5 MILE

826

PALMETTO EXPRESSWAY  
±3.3 MILES

27

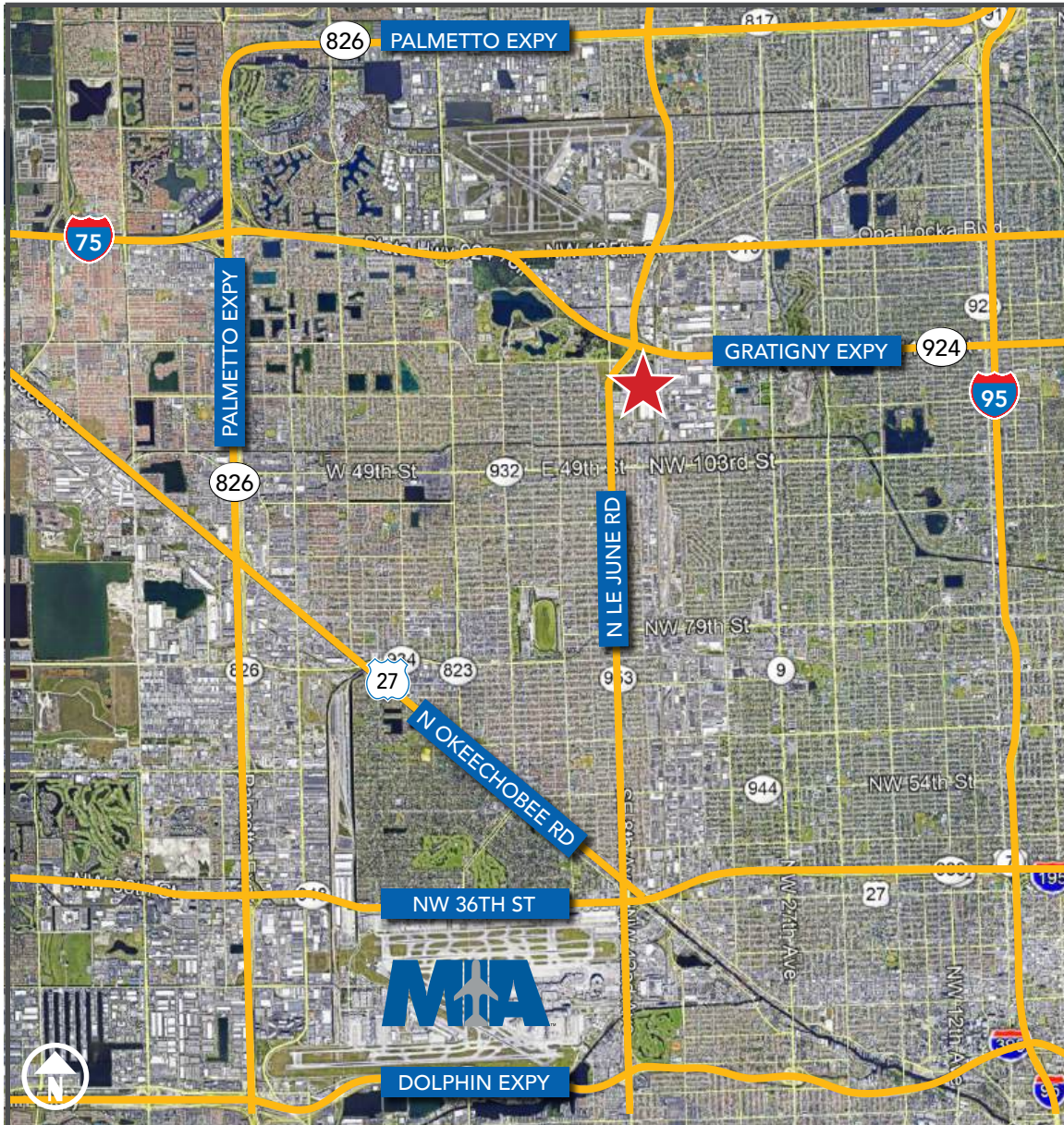
OKEECHOBEE ROAD  
±6.6 MILES

836

DOLPHIN EXPRESSWAY  
±7.0 MILES



MIA CARGO FACILITIES  
±11.6 MILES





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AT GRATIGNY



FOR MORE INFORMATION, CONTACT



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