

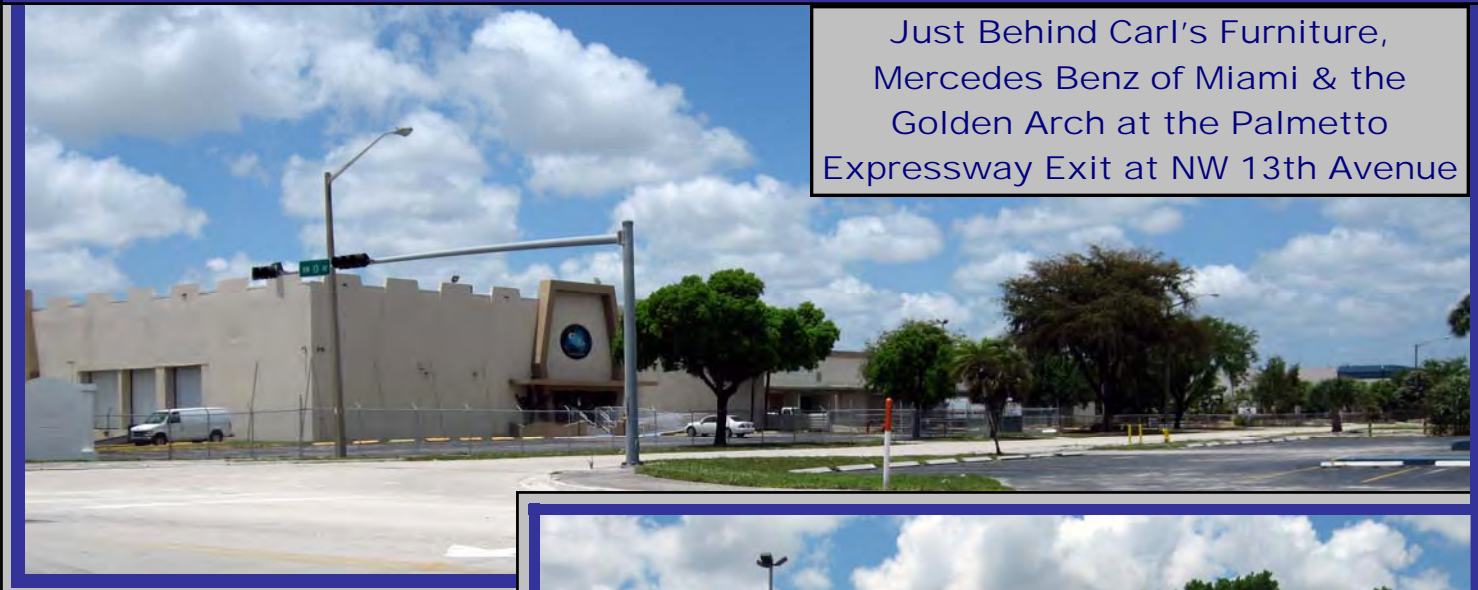


SUNSHINE STATE INTERNATIONAL PARK

+/- 39,523 SQUARE FEET FOR LEASE

\$6.85 Per Square Foot, Industrial Gross

Just Behind Carl's Furniture,
Mercedes Benz of Miami & the
Golden Arch at the Palmetto
Expressway Exit at NW 13th Avenue



RARELY AVAILABLE SPACE IN A
GREAT BUILDING

OUTSTANDING HIGHWAY ACCESS
TO ALL MAJOR NORTH MIAMI-
DADE & SOUTH BROWARD
MARKETS

+/- 27' CLEAR HEIGHT

DOCK HIGH LOADING

BUILD TO SUIT
OFFICES

COVERED TRUCK
DOCKS, FENCED
PARKING

10 FRONT TRUCK
POSITIONS

4 REAR TRUCK
POSITIONS

PARK SECURITY,
GATED ACCESS

AVAILABILITY
NOVEMBER 2012

1400 NW 159th Street
Miami Gardens, FL 33169



Exclusively Listed By:

Infinity Commercial Real Estate

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Premises Site Sketch



Approximate Travel Times

Under 5 Minutes

- SR-826
- I-95
- US-441
- SR-9
- Florida's Turnpike

Under 10 Minutes

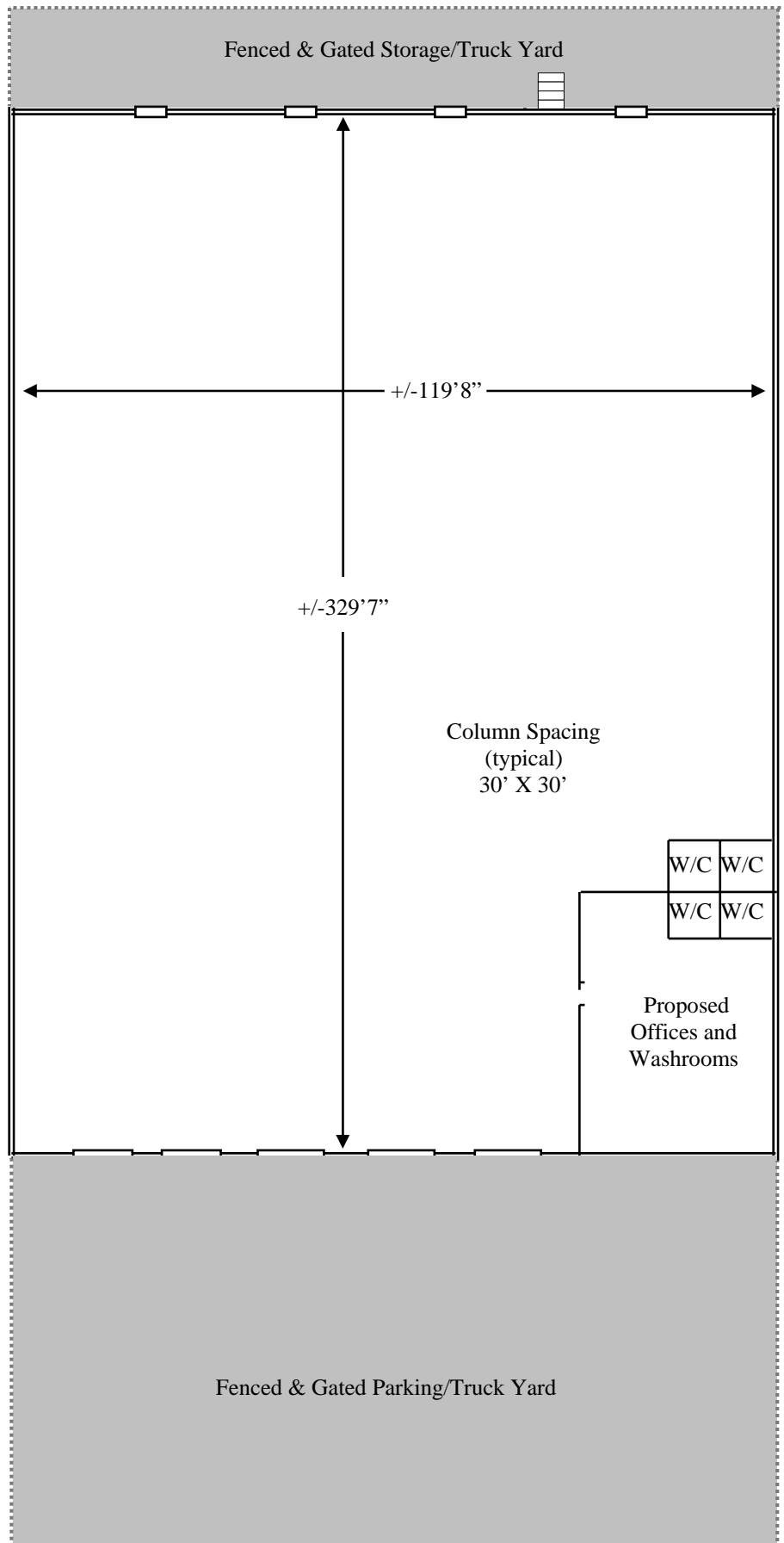
- Miami Lakes
- Opa Locka Airport
- North Miami Beach
- Pembroke Park
- Hallandale

Under 20 Minutes

- Aventura
- Sunny Isles
- Hollywood
- Fort Lauderdale Airport
- Port Everglades

Under 30 Minutes

- SR-836
- Downtown Miami
- Port of Miami
- Miami International Airport
- Downtown Miami



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