

FOR LEASE

Owned and Operated by



SUNSHINE STATE INDUSTRIAL PARK

1365 NW 159th Street | Miami, FL 33169



±64,000 SF



**LEASING INFO
& CONTACT**

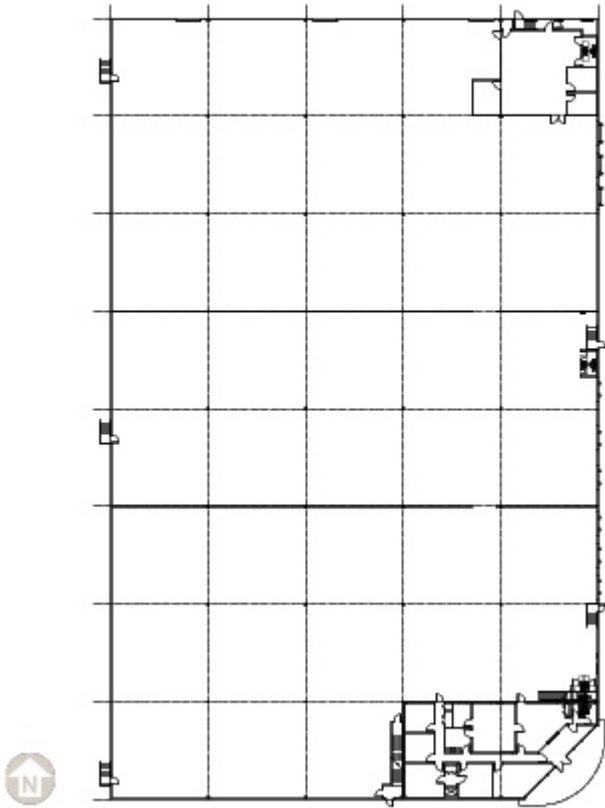
Matt Maciag
Juan Mazuera
Audley Bosch

(305) 960 - 8409 / matt.maciag@jll.com
(786) 553 - 5131 / juan.mazuera@jll.com
(305) 960 - 8404 / audley.bosch@jll.com

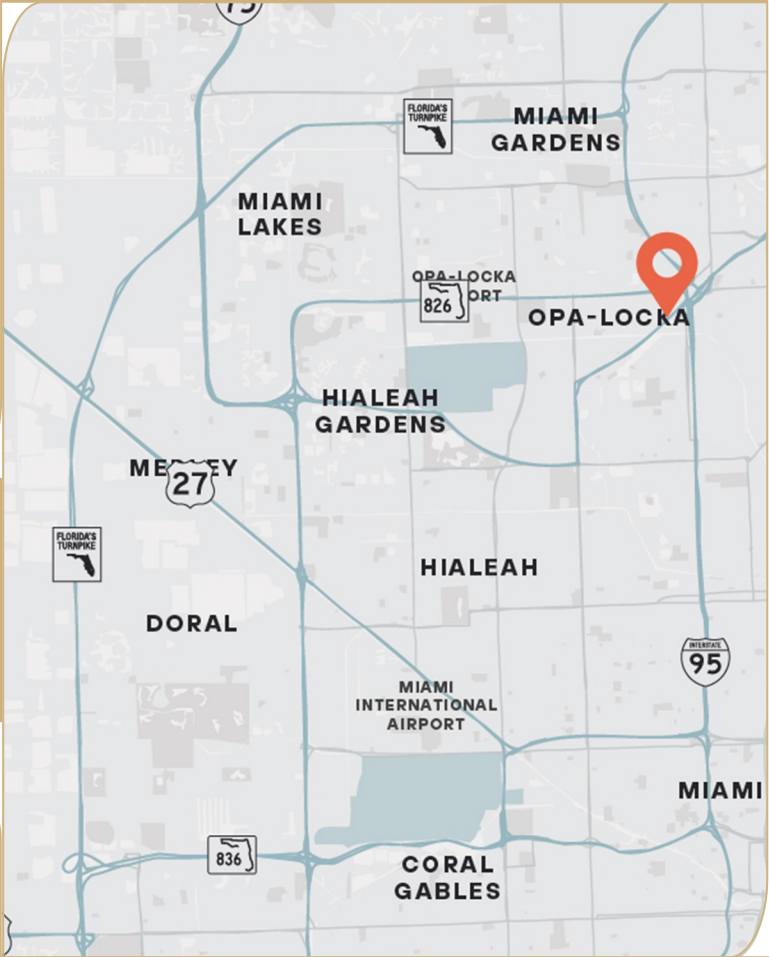


This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

FLOOR PLAN



EXCEPTIONAL LOCATION



BUILDING HIGHLIGHTS

- 64,000 s.f. Free-standing building
- ±4,652 s.f. office
- Side loading
- 8 dock-high doors - 1 metal ramp
- 22' clear ceiling height
- Fenced truck court
- Excellent location just off of SR 826 and I-95
- Institutionally owned and managed
- 2023 Opex \$2.75 PSF
- Available Q1 2024