

Industrial



PREMIUM LOCATION. BELOW-MARKET RATE.

Beacon Centre 17

INDUSTRIAL FOR SUBLEASE

8501 NW 17th Street, Suite 129 | Miami, FL 33126

Total Available: **25,230 SF**
Lease Rate & Type: **\$15.00 PSF, NNN**

For More Information

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Property Features

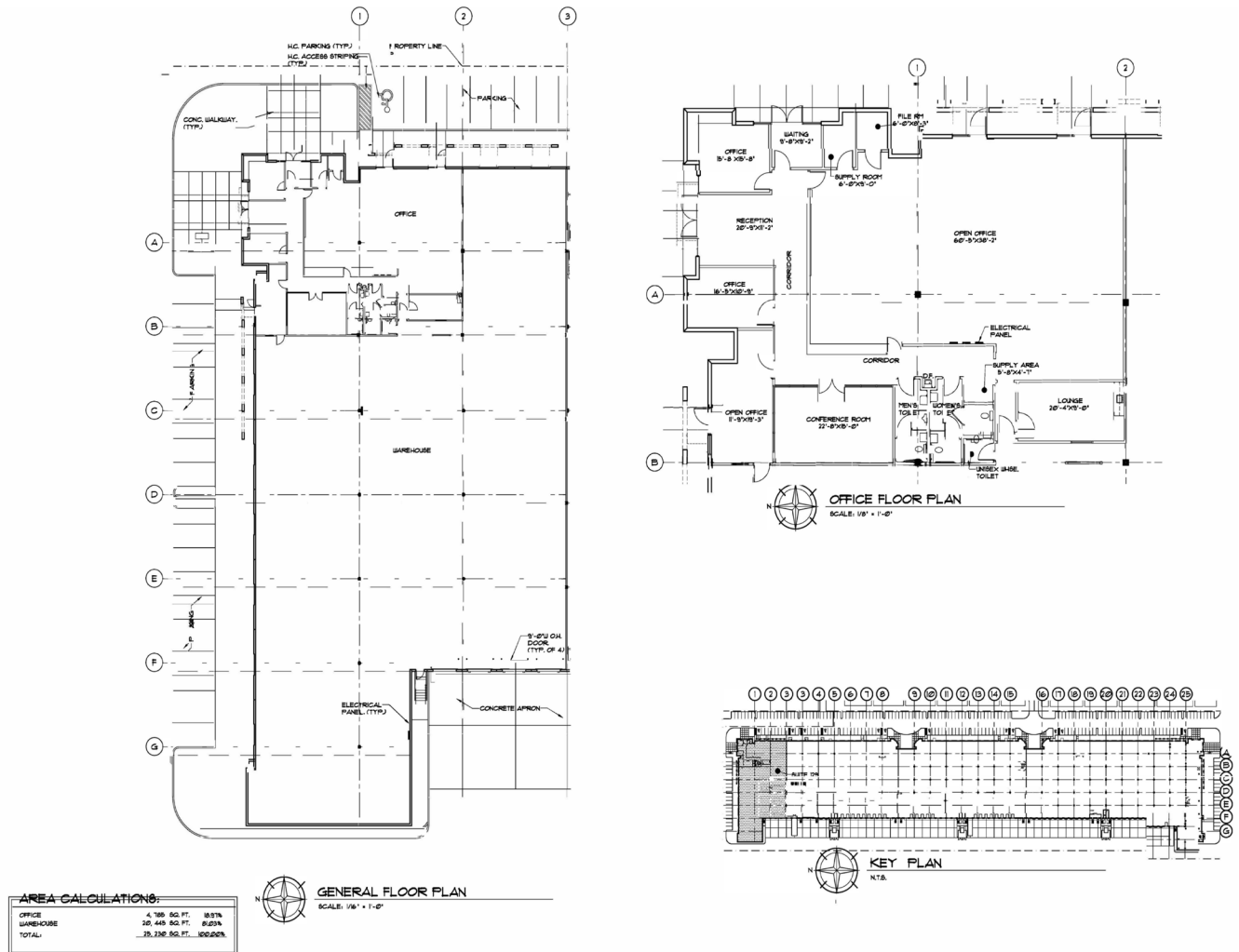
- ± 25,230 SF total
 - » ± 4,821 SF of office
- Dock-height loading, levelers and bumpers
- Dedicated truck apron and truck court
- Overnight trailer parking at the docks
- Building fire sprinkler system
- LED lighting with motion sensors in the warehouse
- 3 dock doors with edge-of-dock levelers and 1 steel ramp

Location Features

- Within Prologis Beacon Centre, a 205-acre master-planned business park in Doral
- Dolphin Expressway (SR-836) borders the park to the south, NW 87th Avenue to the west
- SR-836 gives direct access to Miami International Airport and to the Palmetto Expressway (SR-826)
- MIA and its cargo center ±3 miles east, about 10 minutes in non-peak traffic
- Florida's Turnpike ±3 miles west

Floor Plan

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**MIAMI INTERNATIONAL
AIRPORT CARGO HUB**

± 1.3 Miles



PORT OF MIAMI

± 12.4 Miles



PORT EVERGLADES

± 38.9 Miles

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