



# AVAILABLE FOR LEASE



**±6,748 SF** (AVAILABLE: IMMEDIATELY)

**±7,000 SF** (COMING SOON)

**INDUSTRIAL WAREHOUSE**

**16409 & 16411 NW 8TH AVENUE  
MIAMI, FL 33147**

**LEASE RATE:**  
**\$17.50 PSF NNN**

**CONTACT:**  
**☎ 305.817.8899**

**VIVO**  
REAL ESTATE GROUP



## PROPERTY HIGHLIGHTS

SIZE:  $\pm$ 6,748 SF

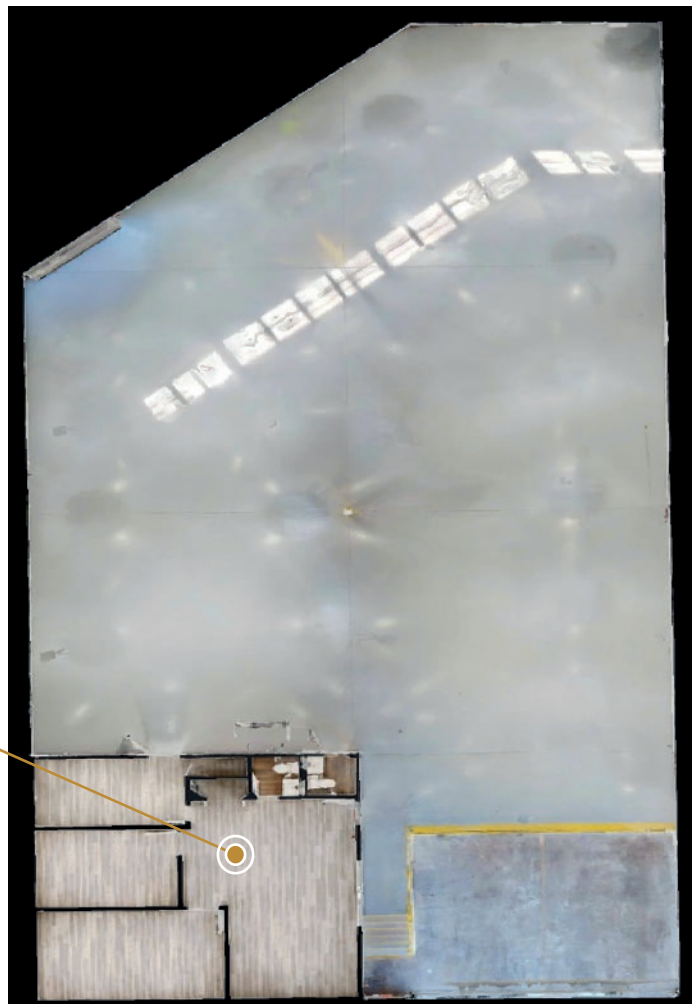
OFFICE:  $\pm$ 700SF

CEILING HEIGHT: 18'

LOADING: 1 DOCK HIGH LOADING DOOR  
WITH 2 POSITIONS

POWER: 3 PHASE

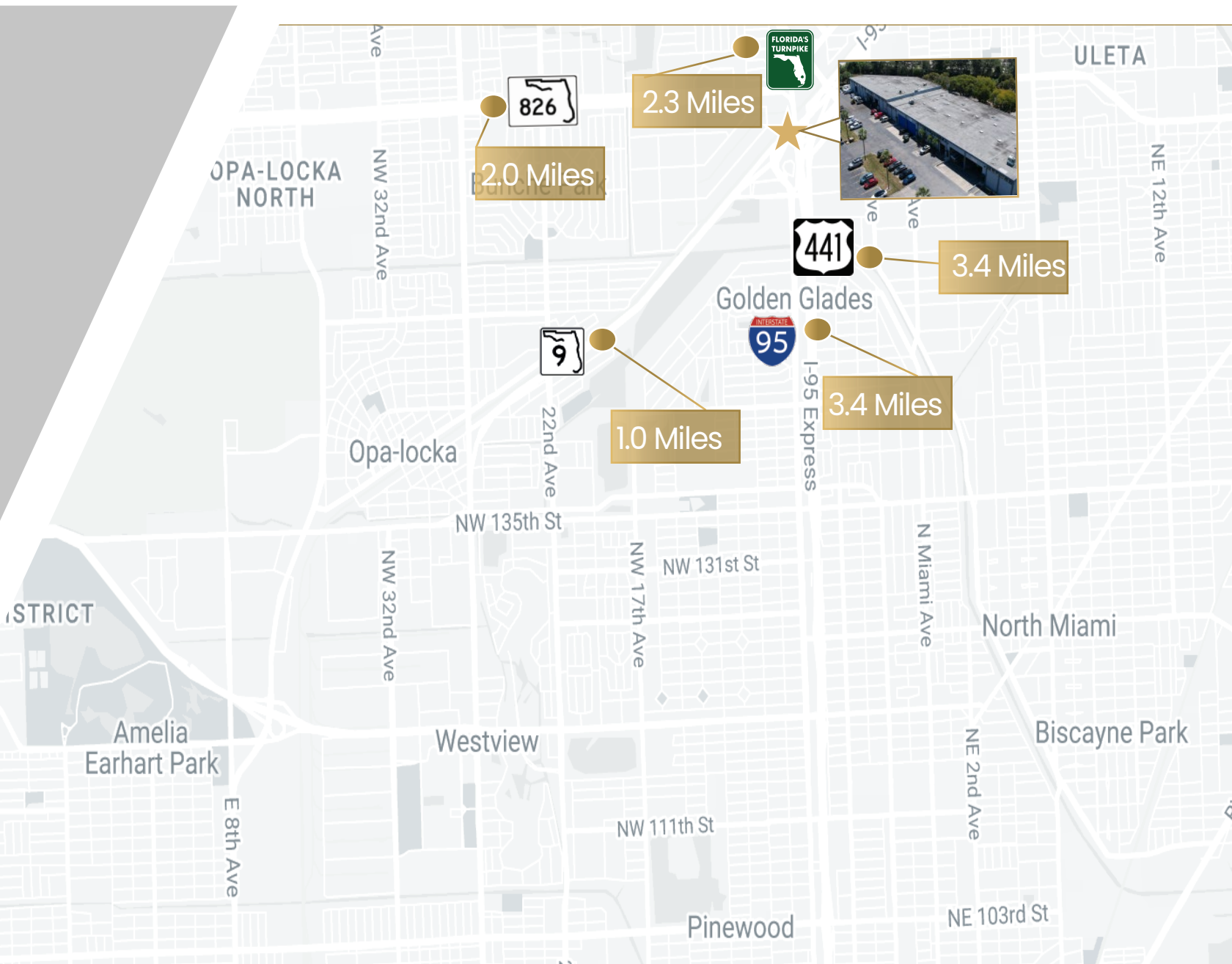
AVAILABLE: IMMEDIATELY



OFFICE

# LOCATION DESCRIPTION

Conveniently situated in Miami's Sunshine State Industrial Park, and adjacent to the Palmetto Expressway (SR 826), less than 1 mile from I-95 and the Golden Glades Interchange providing seamless connectivity throughout Miami-Dade and Broward counties.



Rene Vivo, SIOR  
CEO

✉ rvivo@vivogroup.net

☎ 305.817.8899

Brandon Careaga, CCIM, MSRE  
Director

✉ bcareaga@vivogroup.net

☎ 786.261.4232

Marcelo Grabel  
Associate

✉ mgrabel@vivogroup.net

☎ 786.523.3124