

SUBLEASE

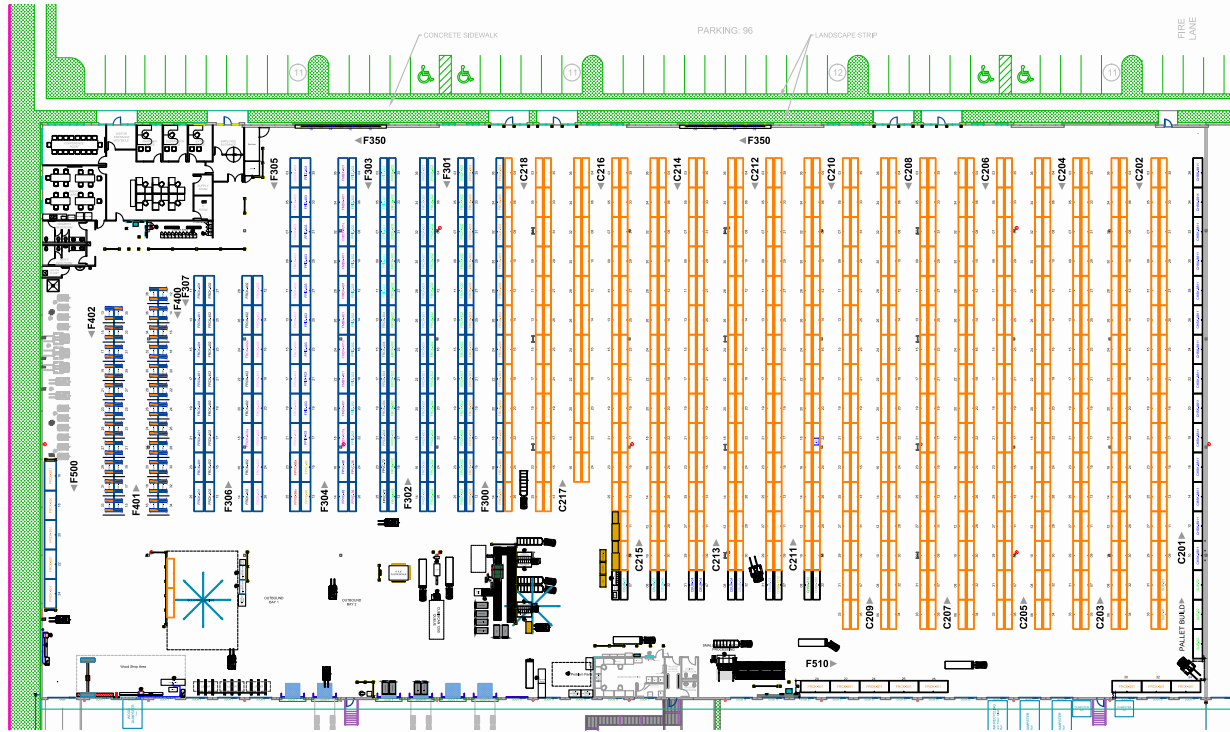
12950 NW 17TH ST
MIAMI, FL 33182



CBRE

116,400 SF AVAILABLE

SITE PLAN



SUITE 100 116,400 SF

- + 111,900 SF Warehouse
- + 4,500 SF Office
- + 32' Clear Height
- + 36 Docks + 2 Ramps
- + 10 Pit Levelers
- + 4 HVLS Fans
- + 1.20/1,000 Parking Ratio
- + 130' Secured Truck Court
- + Lease expires October 31, 2027
- + Available January 2027
- + Lease Rate \$8.00 NNN

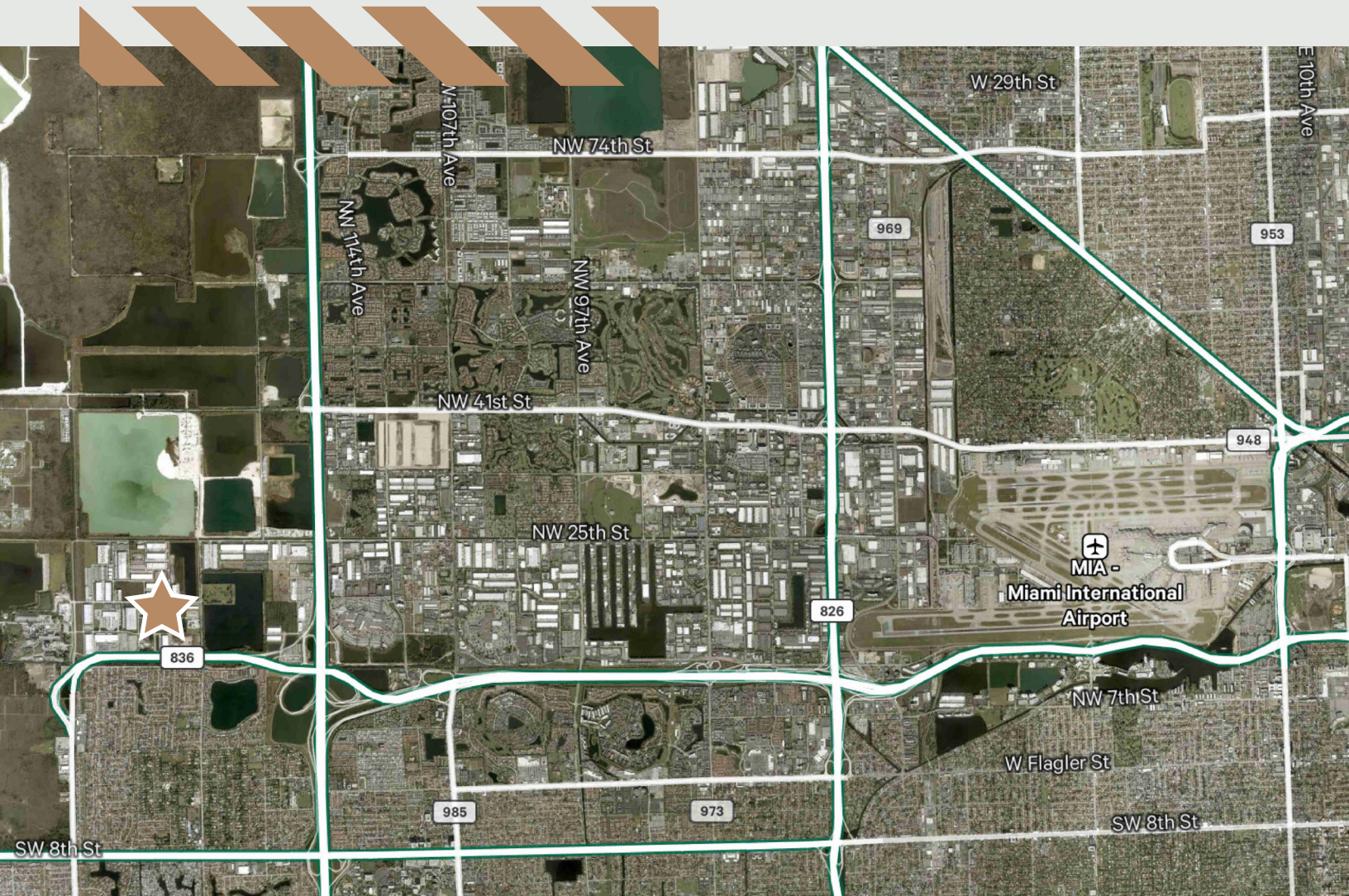
LOCATION MAP

Located in the Miami Airport market adjacent to Dolphin Expressway and the Florida Turnpike.

Easy access to Miami International Airport and PortMiami.

Miami-Dade Park & Ride within the park.

Retail and entertainment, including TopGolf, within the immediate park and over 30 restaurants in a 3-mile radius.



836

IMMEDIATELY
ADJACENT

TURNPIKE

IMMEDIATELY
ADJACENT

826

10 MINUTES

I-95

20 MINUTES

12950 NW 17TH ST
MIAMI, FL 33182



CONTACTS

DEVIN WHITE

Executive Vice President

+1 305 381 6409

devin.white@cbre.com

DAVID ALBERT

Executive Vice President

+1 305 381 6474

david.albert@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibit