

1720 NW 215TH STREET / MIAMI GARDENS / FL



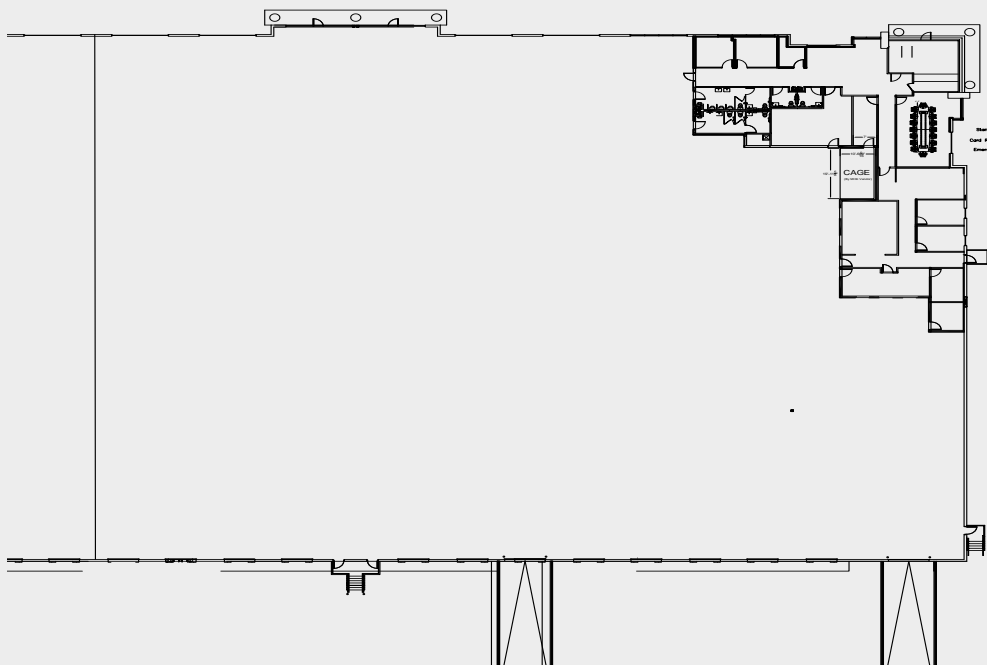
Gateway Commerce Park

54,930 SF Space for Sublease

Property Features

Total Available	54,930 SF
Warehouse	49,610 SF
Office	5,320 SF
Loading	11 dock doors / 2 ramps
Clear Height	32'
Sprinklers	ESFR
Lease Rate	\$13.95 NNN + \$4.53 OpEx
Lease Expiration	May 31, 2031
Available	August 2026

Site Plan



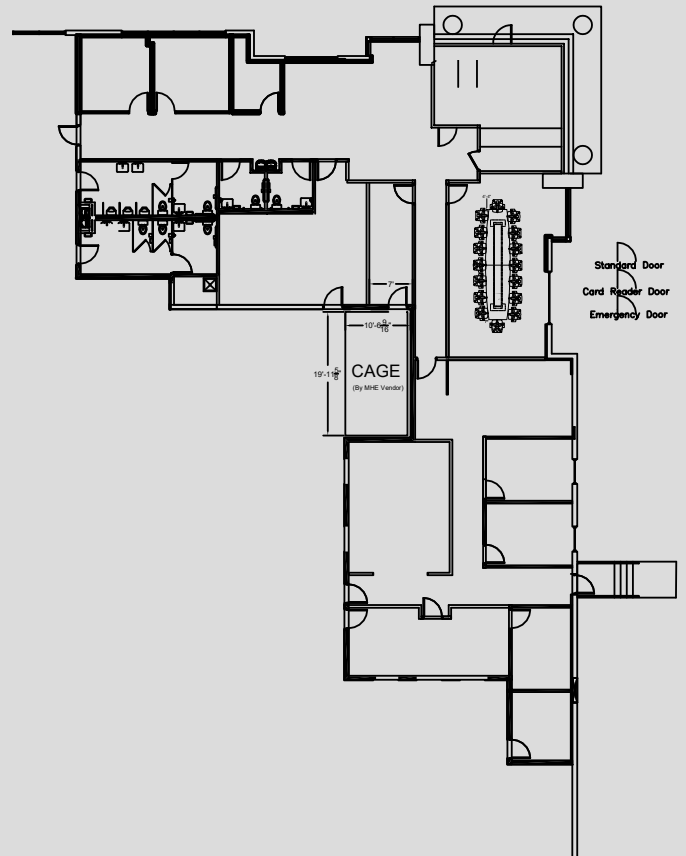


**Class A
Distribution
Facility
at Florida
Turnpike &
County Line**

Property Overview

Class A industrial warehouse located within Gateway Commerce Park, a premier 61-acre, five-building industrial campus at the Miami-Dade/Broward County line. The property is currently occupied by DHL and situated at the southwest corner of Florida's Turnpike and County Line Road (NW 215th Street).

Gateway Commerce Park offers direct access to South Florida's major transportation corridors, making it one of the most connected industrial locations in the market.





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Sublease**

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CBRE

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