



1120

NW 165th Street
Miami, FL 33169



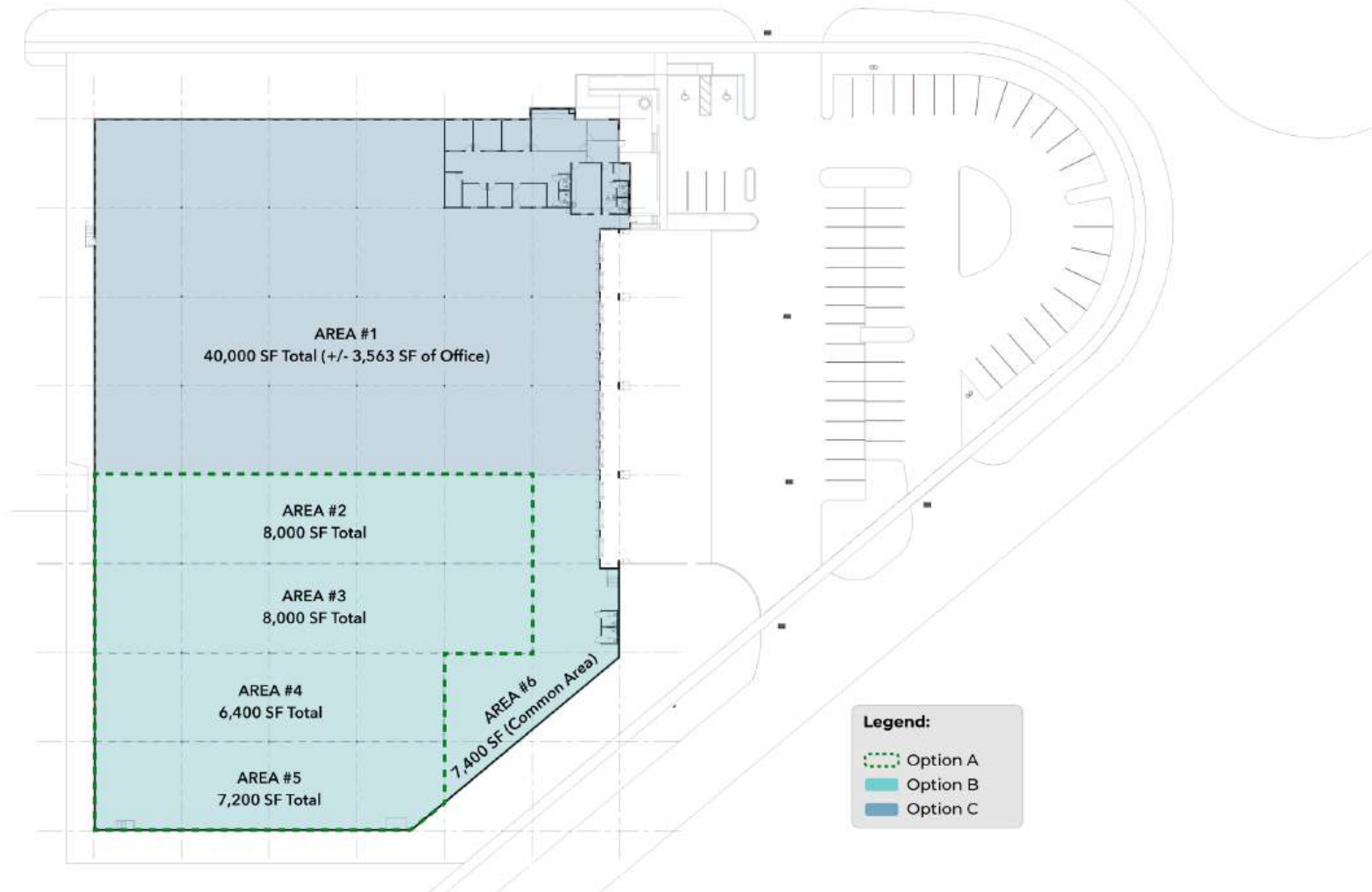
SUNSHINE STATE DISTRIBUTION CENTER FOR LEASE

+/- 8,000 SF to +/- 40,000 SF Available

Located adjacent to Golden Glades interchange

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LEASING OPTIONS: TAILORED FOR GROWTH

OPTION A

Areas # 2-5 on Floor Plan

SIZE: +/- 8,000 – 29,600 SF

FEATURES: Independent unit access with shared dock logistics.

OPTION B

Areas # 2-6 on Floor Plan

SIZE: +/- 37,000 SF

LOADING: 3 dedicated docks

FEATURES: A functional, cost-effective solution for logistics users requiring dedicated loading and a significant warehouse footprint.

OPTION C

Area # 1 on Floor Plan

SIZE: +/- 40,000 SF

OFFICE: +/- 3,563 SF space

LOADING: 8 Docks

FEATURES: High-density racking included. Ideal for a regional headquarters.

STRATEGIC LOCATION & MARKET REACH

The Sunshine State Distribution Center is located adjacent to Golden Glades interchange with immediate access to Palmetto Expressway (SR 826), Florida's Turnpike and I-95. It is strategically positioned to service the high-density population centers of Downtown Miami and Miami Beach.

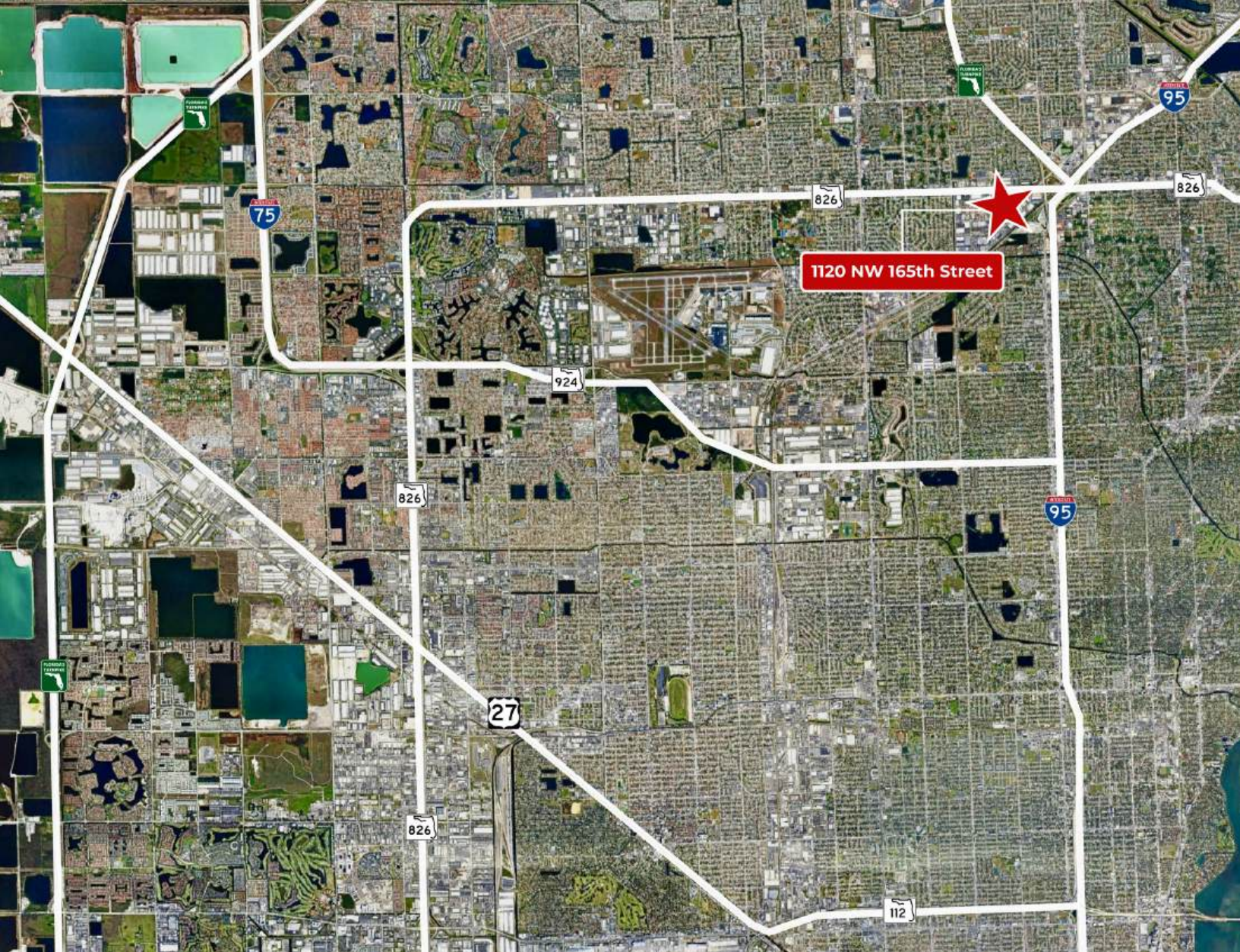


PROPERTY HIGHLIGHTS

- **Total Building Size:** +/- 77,000 SF
- **Land Site:** 3.16 Acres
- **Available Space:** Suites from +/- 8,000 SF to +/- 40,000 SF
- **Loading:** 10 total docks and 1 ramp
- **Ceiling Height:** 22' clear
- **Fire Safety:** Fully sprinklered facility
- **Value-Add:** Existing racking available for immediate "plug-and-play" use

SUNSHINE STATE DISTRIBUTION CENTER

Experience unparalleled flexibility in this exclusive building inside Sunshine State Industrial Park. This freestanding facility offers a Modular Warehouse approach, providing high-quality, dock-high space for users ranging from local businesses to national headquarters.



For Inquiries, Contact:

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