

AVAILABLE FOR LEASE



±2,500 SF

OFFICE / WAREHOUSE

**14040 NW 82ND AVENUE
MIAMI LAKES, FL 33016**

LEASE RATE:

\$21.50 PSF NNN

CONTACT:

☎ 305.817.8899

VIVO
REAL ESTATE GROUP



PROPERTY HIGHLIGHTS

- TOTAL SIZE: ±2,500 SF
- OFFICE: ±2,000 SF
- WAREHOUSE: ±500 SF
- LOADING: 1 STREET LEVEL LOADING DOOR
- CEILING HEIGHT: 20'

Located in the heart of Miami Lakes, the property offers exceptional access to South Florida's major transportation network. Situated just minutes from the Palmetto Expressway (SR-826), I-75, Florida's Turnpike, and the Gratigny Parkway (SR-924), the Property provides convenient connectivity throughout Miami-Dade and Broward Counties. Located approximately 4.8 miles from Miami-Opa Locka Executive Airport, 11 miles from Miami International Airport, and 20 miles from Port Miami, making it an ideal location for office, service, distribution, and light industrial users.

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