



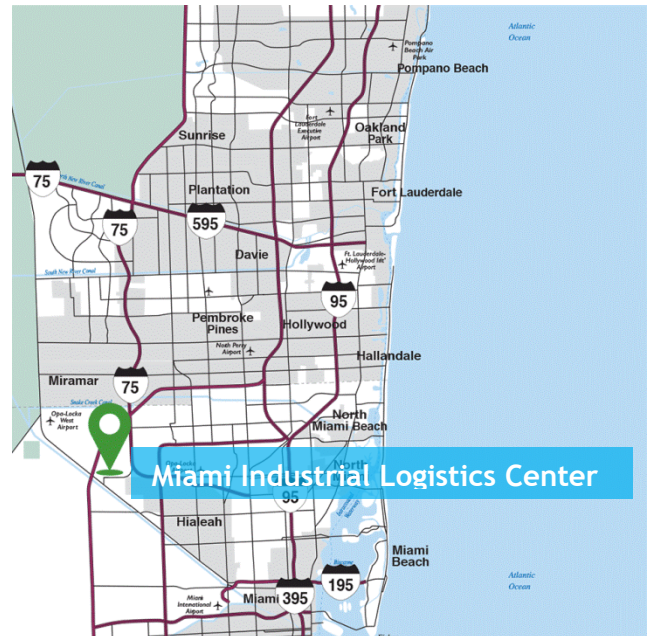
MIAMI INDUSTRIAL LOGISTICS CENTER 15002

15002 NW 107th Avenue, Hialeah Gardens, FL 33018



Property Highlights

- New 209,232 square foot warehouse
 - ±20,786 SF available
 - ±1,698 sf office area
- Tilt-wall concrete construction
- 192' depth
- 32' clear height
- 54' X 44' column spacing; 60' speed bays
- 7 dock doors
- 180' shared truck court
- Ample trailer parking and trailer spotting available
- 1.1 per 1,000 SF parking ratio
- ESRF fire protection
- 6" reinforced concrete with welded-wire fabric floor
- 1,600-amp, 277/480-volt, 3-phase electrical power
- Single-ply 45-mil TPO roof over rigid board insulation; R-10
- Available: August 2019
- Leasing Rate: \$9.95 PSF / Industrial Gross





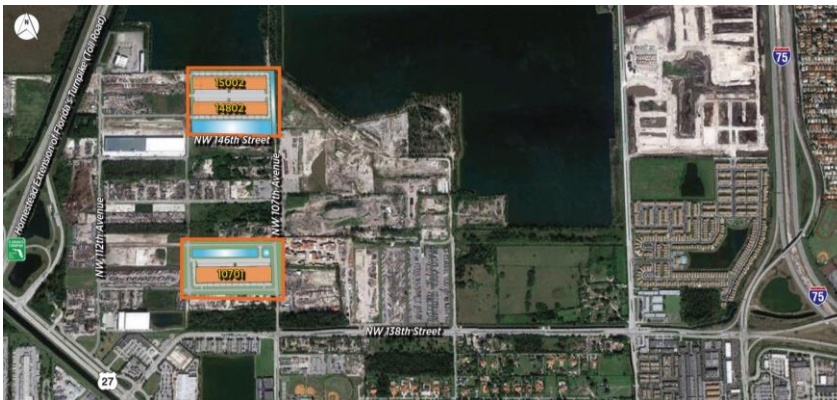
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Location Highlights

- Miami Industrial Logistics Center (“MILC”) offers modern, high-quality industrial space in a superior location. Located at the intersection of Florida’s Turnpike and U.S. 27 in the Hialeah Gardens submarket of Miami, this new industrial development puts you in an ideal location to serve the thriving South Florida market.
- At MILC, you are immediately adjacent to Florida’s Turnpike. Also, I-75 via the newly upgraded NW 138th Street is readily accessible.



- Miami International Airport is only 11 miles away via I-75 and Palmetto Expressway.
- There are plenty of restaurants, retail services, shopping centers and hotels within close proximity to MILC and many other amenities that make MILC an excellent location for all companies.

[Click here to view LoopNet Property Link](#)
[Click here to view Property Drone Video](#)

For leasing information or to schedule a tour, please contact the Exclusive Leasing Agents:

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