




# MIAMI GARDENS

3363 NW 154th Terr, Miami Gardens, FL 33054

WAREHOUSE/  
OFFICE

FOR LEASE



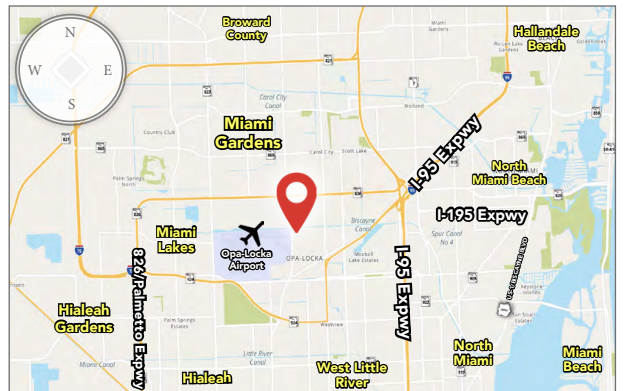
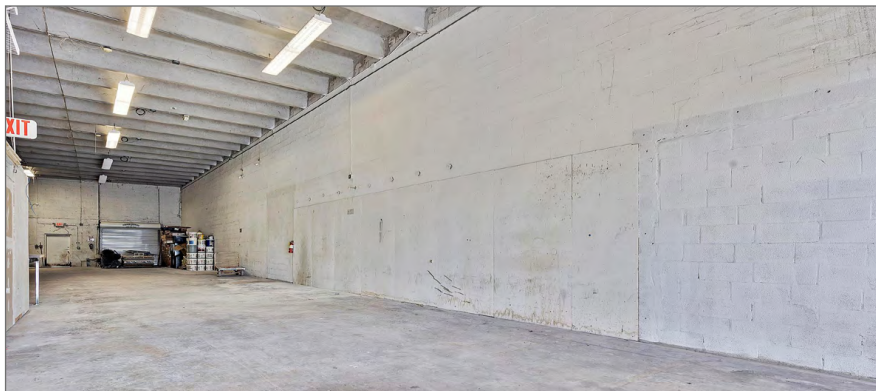
	TOTAL BUILDING SIZE:	<b>3,200 SF ±</b>
	LEASING RATE:	<b>\$20/SF Mod Gross</b>
	ZONING:	<b>I-1</b>



Discover prime warehouse/office space in Miami Gardens with immediate 826 Palmetto Expressway access. Blocks from NW 167th St and NW 27th Ave, this location offers onsite parking, ready for immediate occupancy. Ideal for creative businesses near Miami Lakes, Hialeah, North Miami. Elevate your business effortlessly with strategic connectivity to major expressways.

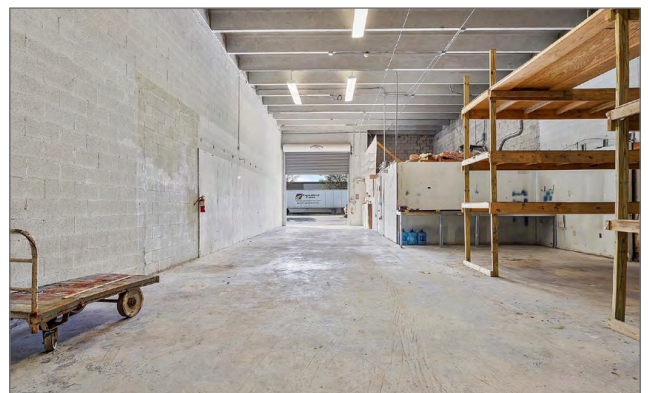
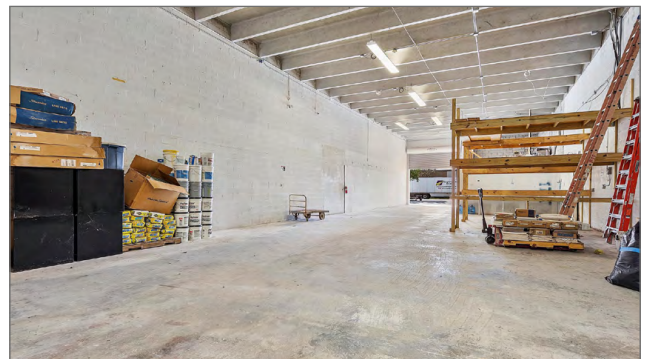
**PROPERTY HIGHLIGHTS**

- 18ft Ceiling clearance height
- Ready for immediate occupancy
- Roll up doors both in front and rear of the property
- Easy access to the 826 and I-95
- Plenty of onsite parking



 <p>www.chariff.com</p>	<p><b>Luis Guevara</b> Realtor Associate (786) 487-5402 luis@chariff.com</p>	<p><b>Lyle Chariff</b> President/Broker (305) 576-7474 lyle@chariff.com</p>	<p><b>Mauricio Zapata</b> Principal/Broker (305) 576-7474 mauricio@chariff.com</p>	<p>Page 2</p> <p> @chariff</p> <p> @chariff</p> <p> @chariffrealty</p>
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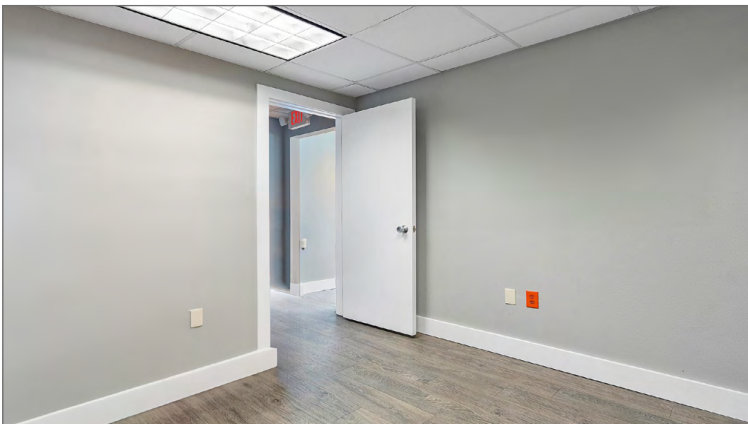
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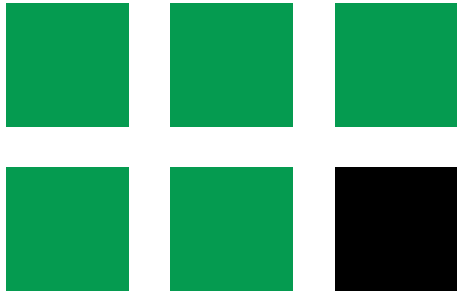
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