

Unit A-2 — Palmetto Center Condominium

4980 NW 165th Street, Unit A-2, Miami Gardens, FL 33014

±3,000 SF	20 ft	7	3-Year	Gated
Climate-controlled	Clear ceiling height	Parking spaces	Lease term	Campus security

3,000 square feet, fully air-conditioned, ready the day you get the keys.

A climate-controlled industrial condo inside a gated, camera-monitored campus — LED warehouse lighting and finishes already in place.

Property features

- **100% climate controlled**
  Entire ±3,000 SF footprint fully air-conditioned.
- **Gated campus, monitored 24/7**
  Smart cameras + accordion hurricane shutters.
- **Real staff facilities**
  Granite kitchen, full bath with shower, half bath.
- **Rear garage door for loading**
  ±8 ft. drive-in access, office with own A/C.
- **20 ft. ceilings, heavy-duty racking**
  Concrete T build, 50 ft × 16 ft pallet racking available to purchase.
- **220V & 3-phase power throughout**
  Multiple outlets on warehouse floor, plus LED lighting.
- **Seven parking spaces**
  Six assigned + one at the rear for loading.

Market snapshot

If you're buying

By offer

Not actively listed —
contact us to discuss terms.

If you're leasing

$5,500 / mo

≈ $22.00 / sq. ft.
gross, annually, leased as-is

Ready to see it in person?
Call or Text 305.628.0770

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Leased as-is. Rent increases 5% annually beginning year two — see lease for details.
A $100 lease application fee applies.
Ownership of the unit may change during the lease term; any transfer is subject to the tenant's existing lease rights.
Lease rate shown is the current asking rate. Sale price available by offer — contact us to discuss terms.