

State Street Realty's Trelles, Cabielles Complete 109,000 SF Warehouse Lease

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By ADMIN



State Street Realty has leased 109,075 square feet of industrial space to **Kuehne + Nagel Inc.** at **Duke Realty's Miami Industrial Logistics Center (MILC)** (click on the property photo on the left to enlarge) located within the Hialeah Gardens/Medley Industrial submarket.

The lease deal represents one of the largest warehouse lease transactions completed in 2018, according to the release.

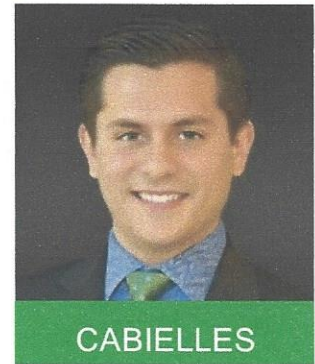
As a result, **MILC Building 3**, a 255,846-square-foot building within a Class "A" industrial business park at **10701 NW 140 Street** in Hialeah Gardens, which was 40% occupied, is now currently 80% occupied.

MILC 3 is a stand-alone Class "A" industrial building featuring built-to-suit offices; a private non-shared, 120-foot truck court; ±32-foot clear heights; four overhead doors per bay; 54-foot column spacing; a 60-foot staging bay; an ESFR (Early Suppression, Fast Response) fire safety system; LED energy-efficient lighting; and ample vehicle parking and trailer parking/spotting areas.

“With the continued robust tenant demand for new modern and efficient warehouse space and the positive impact on logistics real estate demand due to the housing market along with the rapid expansion of e-commerce, MILC provides outstanding opportunities for companies to lease state-of-the-art new Class “A” warehouse space in a convenient and central location within Miami-Dade County. MILC’s location in northwest Miami-Dade County provides immediate access to U.S. 27, Florida’s Turnpike, S.R. 826 and Interstate 75 via NW 138th Street. The buildings sit at a strategic distribution point servicing both Miami-Dade and Broward Counties’ seaports and airports while providing tenants exceptional access to an excellent local labor pool and superb amenities”, said Trelles.

State Street Realty Vice President **Frank Trelles**, SIOR and Associate **Brian Cabielles** represented the Landlord, **Duke Realty**. **Dan Rose** of **Real Estate Advisory Partners** and **David Albert** of **CBRE** represented the Tenant, **Kuehne + Nagel Inc.**

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