

INDUSTRIAL WAREHOUSE WITH OUTDOOR STORAGE

6865 NW 36TH AVE | HIALEAH, FL 33147

PROPERTY HIGHLIGHTS



4VAILABLE SPACE ±21,418 SF up to 57,012 SF



Available Now



OFFICE AREA

Unit A: ±3,500 SF Unit B: ±700 SF



Unit A: 17,372 SF Unit B: 11,000 SF



LOT SIZE

2.57 Acres



POWE

3 ph, 400 amp 120/140 volt



CLEAR HEIGHT



PARKING 44 Spaces



LOADING

4 dock doors & 5 grade level



renovations \$650k



ZONING

IU-2 Heavy Industrial



RAIL

Yes



LOCATION

Airport East submarket



ROOF
New (2024)
15-yr warranty



40-YR RE-CERTIFICATION
Yes



LEASE RATE \$15.00/SF IG

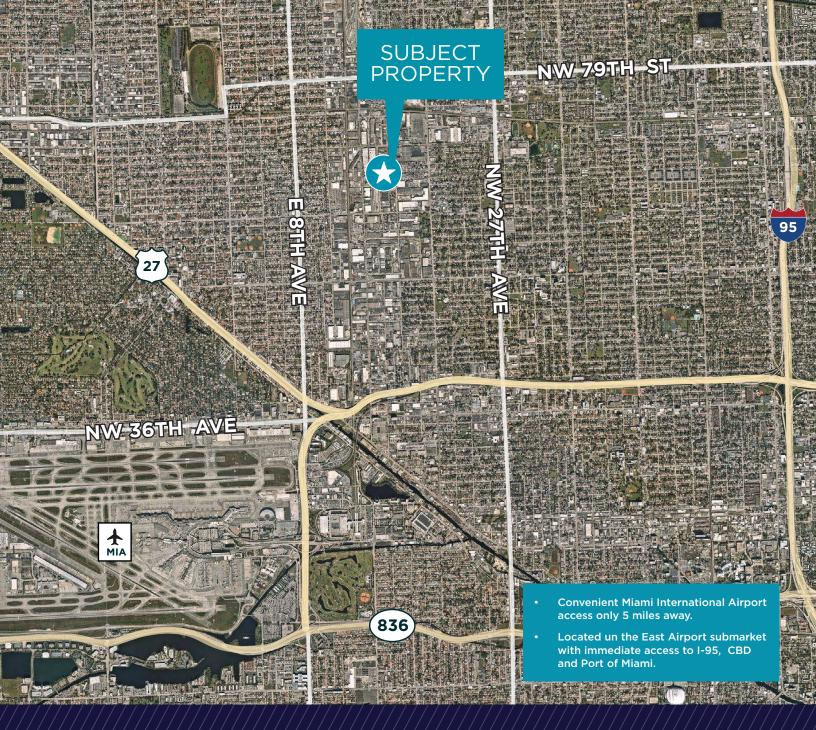


\$200/SF

FLOOR PLAN

POTENTIAL DEMISED FLOOR PLAN





CONTACT/US

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