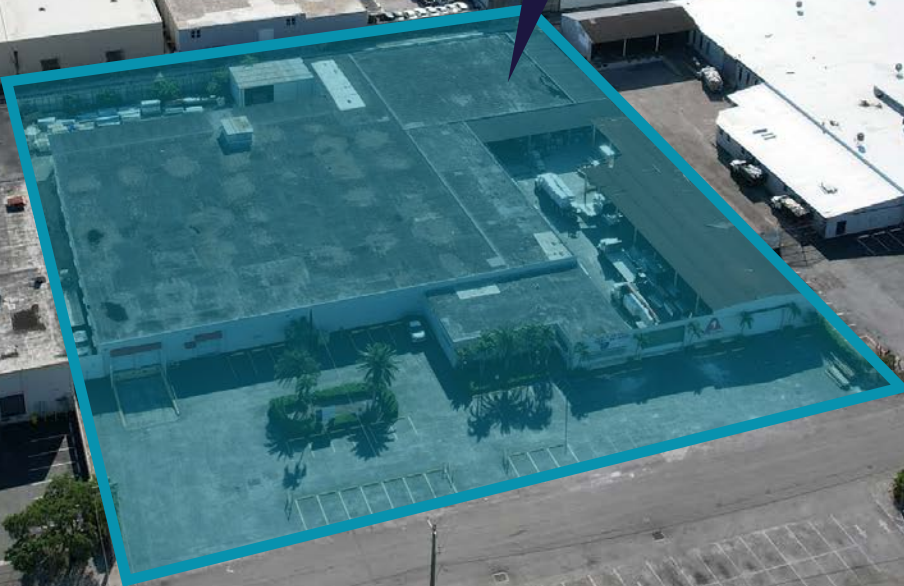




CUSHMAN &
WAKEFIELD

NEW ROOF



For Sale or Lease: $\pm 57,012$ SF

INDUSTRIAL WAREHOUSE WITH OUTDOOR STORAGE

6865 NW 36TH AVE | HIALEAH, FL 33147

PROPERTY HIGHLIGHTS



AVAILABLE SPACE
±21,418 SF
up to 57,012 SF



DELIVERY
Available Now



OFFICE AREA
Unit A: ±3,500 SF
Unit B: ±700 SF



GATED OUTSIDE STORAGE
Unit A: 17,372 SF
Unit B: 11,000 SF



LOT SIZE
2.57 Acres



POWER
3 ph, 400 amp
120/140 volt



CLEAR HEIGHT
14'



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



SALE PRICE
\$200/SF

FLOOR PLAN

POTENTIAL DEMISED FLOOR PLAN

NW 36th AVE



21,418 SF
UNIT B

35,594 SF
UNIT A

