

FOR LEASE OR SALE

± 35,270 SF NEW REFRIGERATED COLD STORAGE CONDOMINIUM

ADJACENT TO THE MIA CARGO HUB



Duranco International Realty
Douglas H Duran.
douglas@durancogroup.com
www.durancogroup.com
(305)-303-9000

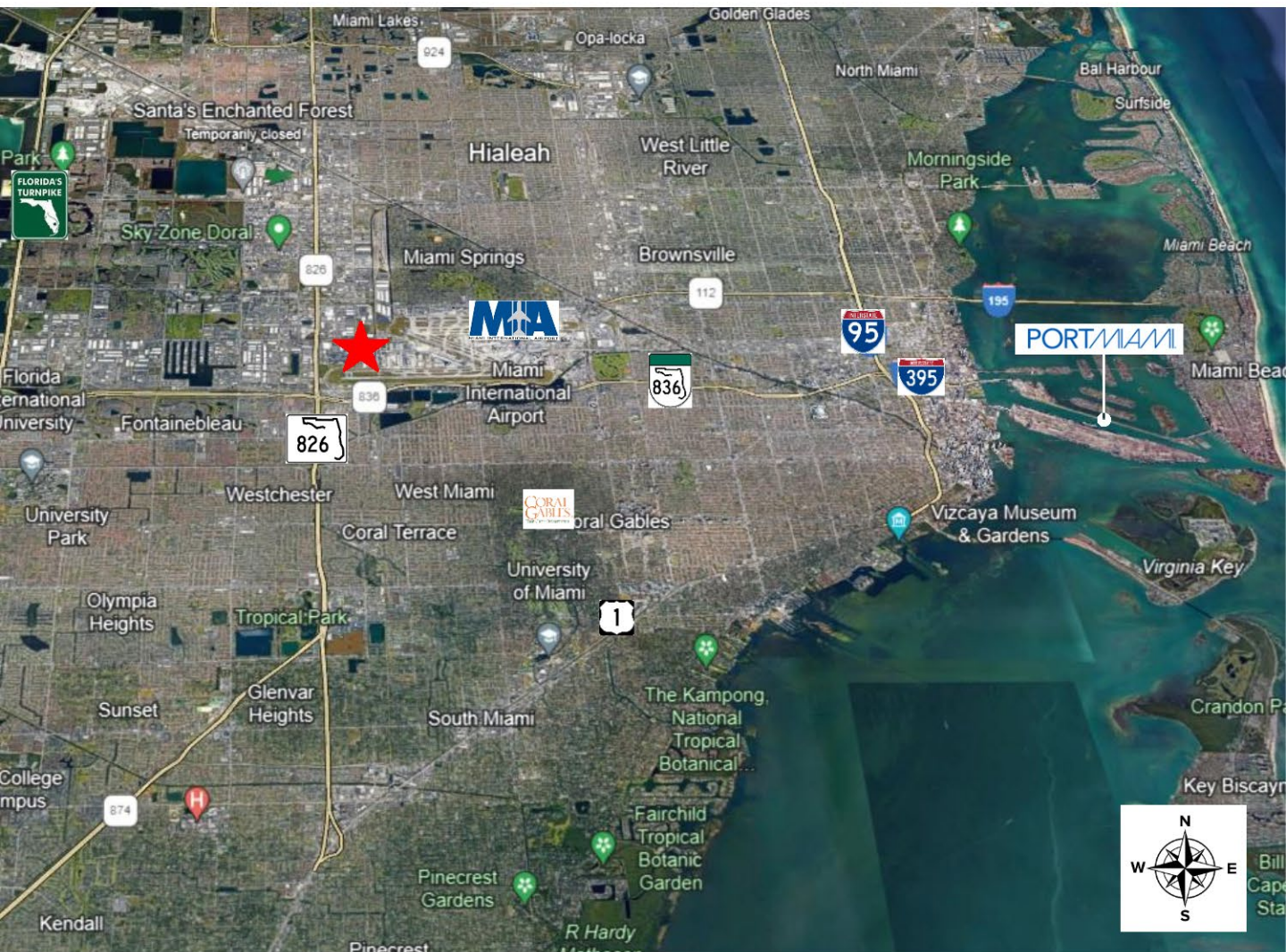
Infinity Commercial Real Estate
John Dohm, SIOR, CCIM
John@infinitycommercial.net
www.Realcommercialproperties.com
(954) 557-3646



**Purchase Offers by Qualified Parties being considered*

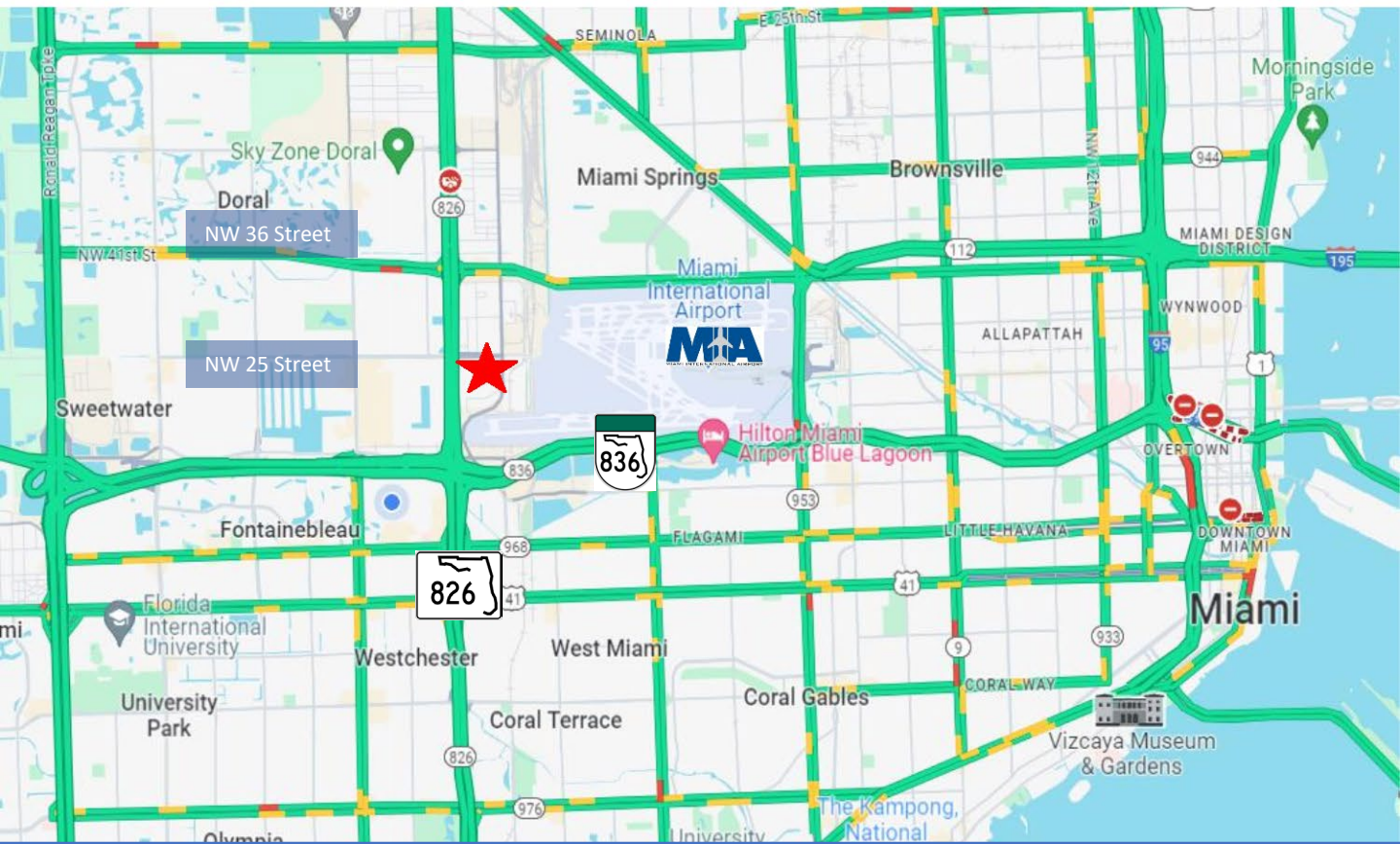
OVERVIEW – HIGHLIGHTS – LOCATION

**± 35,270 SF OF NEWLY-BUILT REFRIGERATED / COLD STORAGE
NEXT TO MIA - MIAMI INTERNATIONAL AIRPORT – CARGO HUB
(INDUSTRIAL CONDOMINIUM)**



LOCATED JUST OUTSIDE OF MIAMI INTERNATIONAL AIRPORT'S MIA CARGO HUB

- AT THE PALMETTO EXPRESSWAY AND THE NW 25 STREET CARGO VIADUCT
- DIRECT ACCESS TO ALL MAJOR ARTERIES AND EXPRESSWAYS.

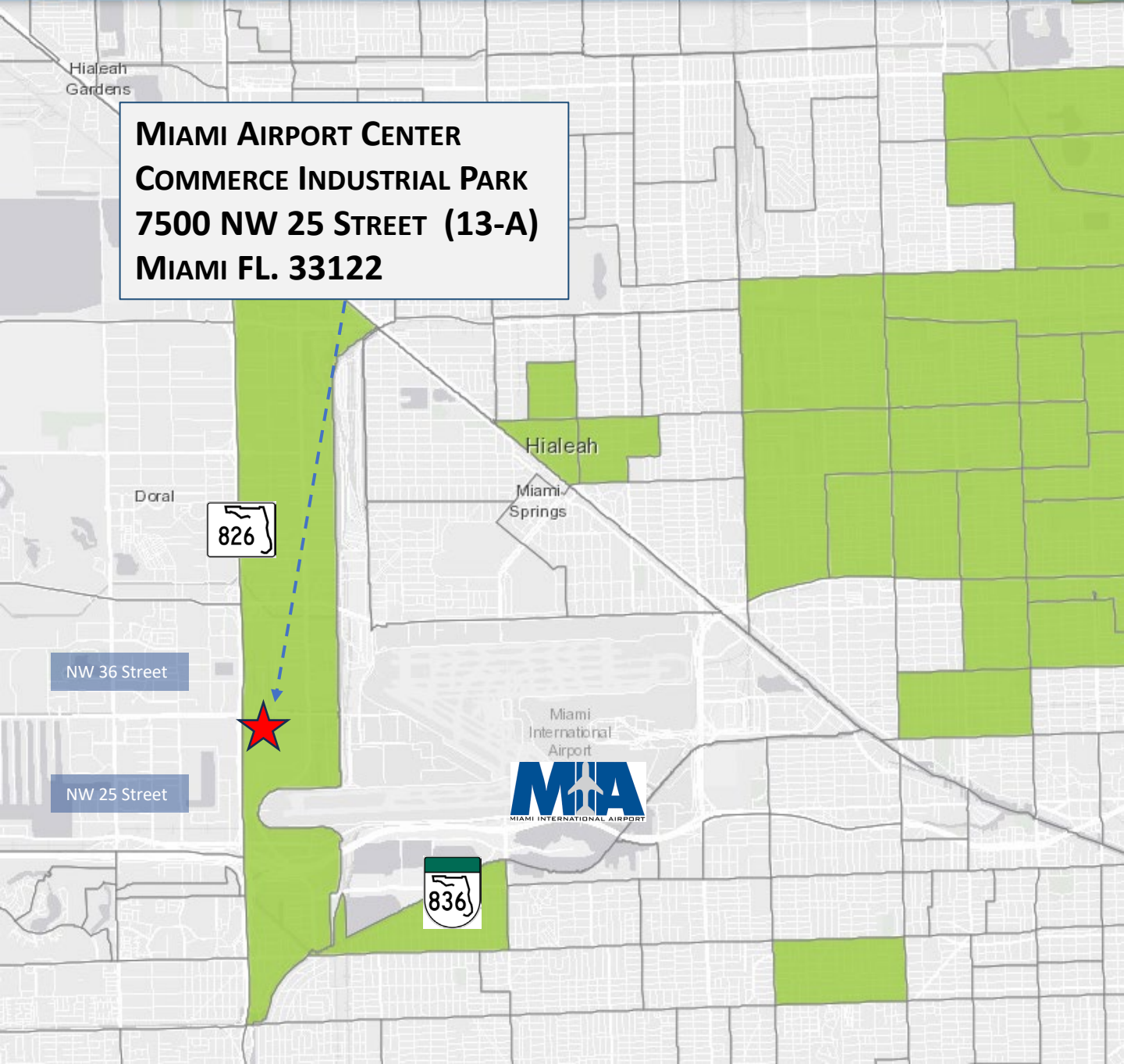


7500 NW 25 STREET, MIAMI, FL. 33122



PROPERTY LOCATED IN AN OPPORTUNITY ZONE.

BUREAU OF WORKFORCE STATISTICS & ECONOMIC RESEARCH





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FOR LEASE OR SALE

± 35,270 SF RECENTLY-INSTALLED REFRIGERATION / COLD STORAGE

PROPERTY HIGHLIGHTS

LOCATION: 7500 NW 25 STREET, MIAMI FL. 33122 (UNIT 13-A)

ACCESS: EASY ACCESS TO MIA CARGO VIADUCT OFF NW 25 STREET

0.6 MILES TO THE MIA CARGO HUB.

IMMEDIATE ACCESS TO PALMETTO EXPRESSWAY (SR 826)

DOLPHIN EXPRESSWAY (SR 836), FLORIDA TURNPIKE,

PORTMIAMI AND PORT EVERGLADES.



**SIX (6) INSTALLED AND INSULATED
 EXTENSION TUNNELS**



826

MIA CARGO VIADUCT

NW 25 STREET

± 35,270 SF
COOLER/REFRIGERATED
SPACE



MIA Cargo Viaduct

NW 25 Street

826

MIAMI AIRPORT CENTER
COMMERCE INDUSTRIAL PARK
7500 MW 25 STREET 13-A
MIAMI FL. 33122





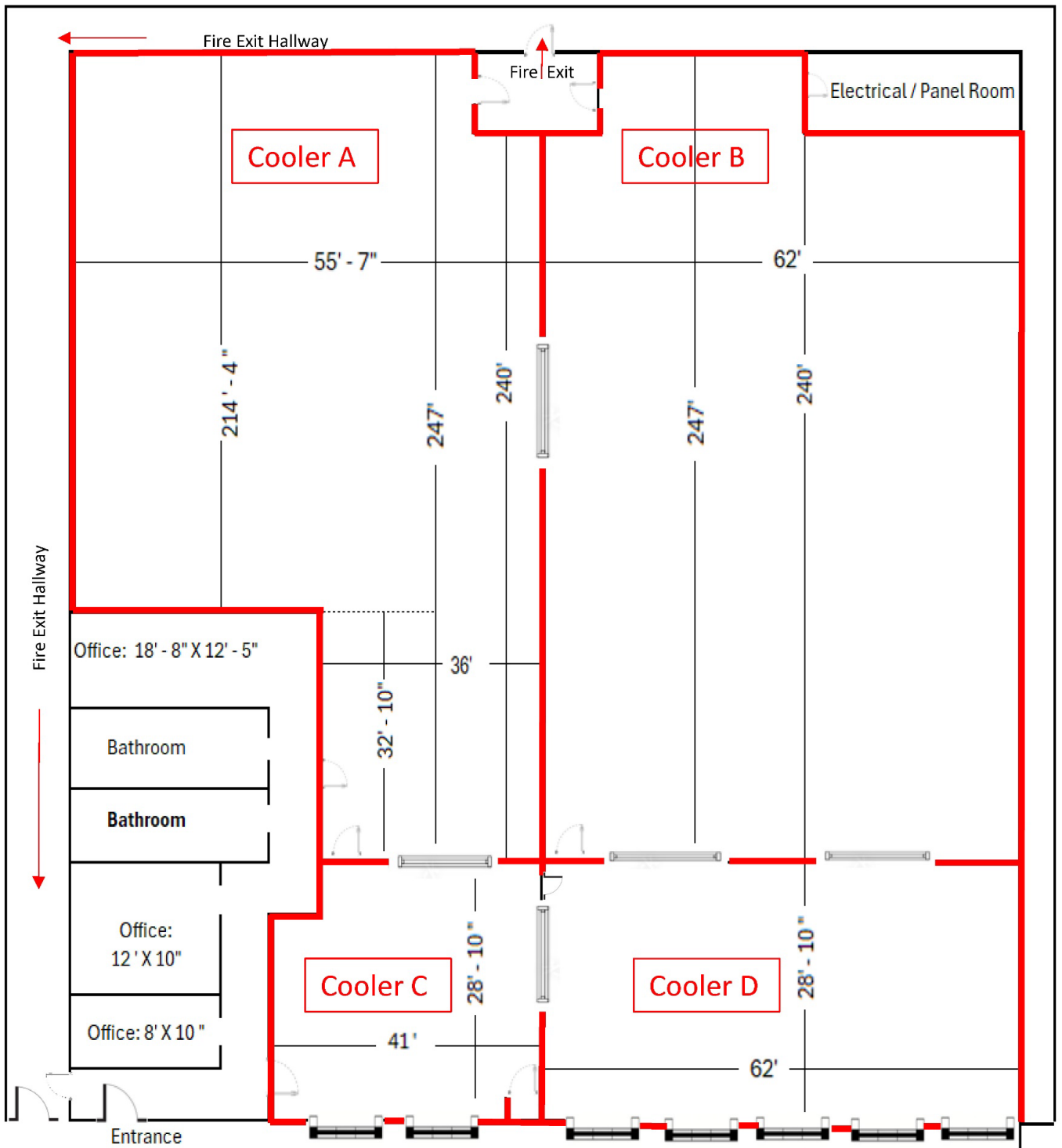
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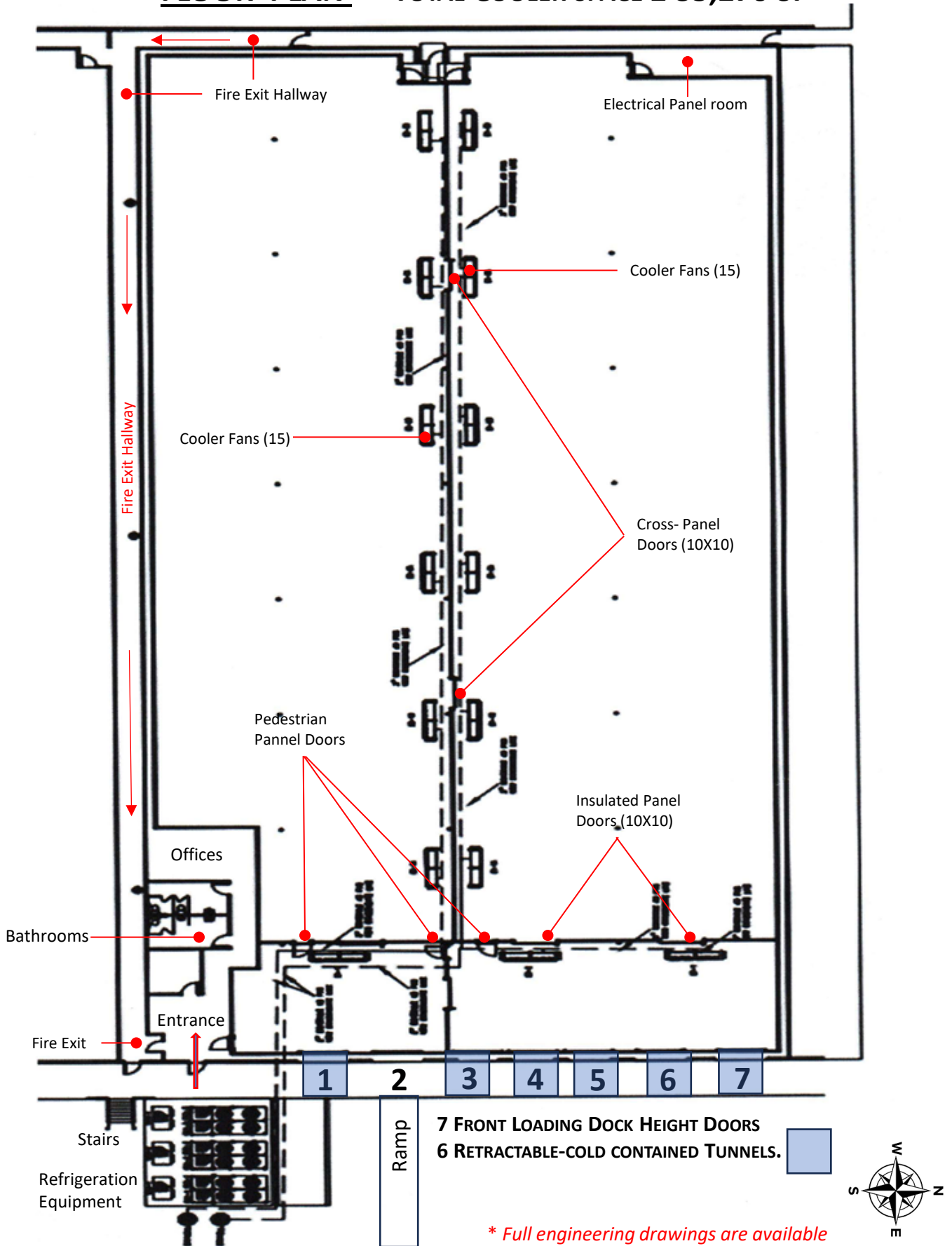
PROPERTY OVERVIEW

ADDRESS:	MIAMI AIRPORT CENTER - COMMERCE INDUSTRIAL PARK CONDOMINIUM 7500 NW 25 STREET (13-A) MIAMI FL. 33122 LOCATED IN AN OPPORTUNITY ZONE. IMMEDIATE ACCESS TO PALMETTO EXPRESSWAY (SR 826) , DOLPHIN EXPRESSWAY (SR 836), & FLORIDA TURNPIKE.
BUILT/RENOVATED:	1969 / 2022 (NEWLY BUILT REFRIGERATED SPACE)
TYPE:	REFRIGERATED/COOLER
AVAILABLE SPACE:	±35,270 SF OFFICE: ± 1,058 SF (INCLUDING 2 RESTROOMS, ENTRANCE AND HALL) WAREHOUSE : ±34,119 SF (TOTAL USABLE AREA/ N.U.A.) BATHROOMS (2).
HEIGHT / CLEAR:	17' (IN COOLER SPACE)
POWER:	3-PHASE 480V/240V + 1 MONO 120V
REFRIGERATION	NEW FREON PACKAGED UNITS.
LOADING:	DOCK AND RAMP
LOADING: (FRONT)	SEVEN (7) DOCK HEIGHT DOORS SIX (6) INSTALLED AND INSULATED EXTENSION TUNNELS. MANUAL OVERHEAD ROLL-UP DOORS. ONE (1) CONCRETE RAMP 10' X 30'
PARKING/TRUCK:	± 0.4 ACRES. AMPLE TRUCK PARKING.



7500 NW 25 Street #13-A Miami FL 33122		Cooler Estimated Dimensions	
For Illustration Purposes ONLY		Four (4) Cooler Refrigerated Areas	
Area(s)		SF	
Cooler Interior space			31,052
Cooler A		13,098	
Cooler B		15,090	
Cooler C		1,122	
Cooler D		1,742	
Office space			1,058
Common Areas & Dock			3,159
Total Warehouse space			35,270

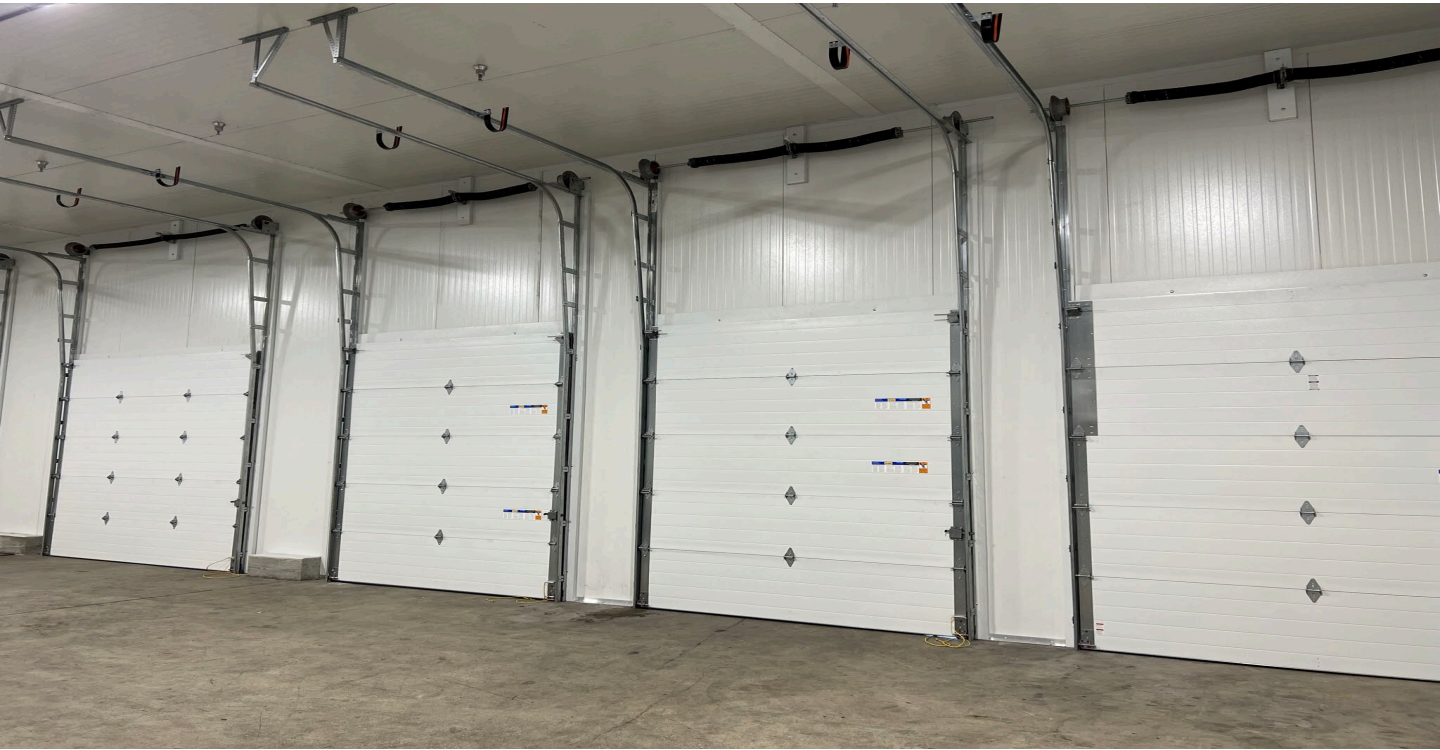
FLOOR PLAN * TOTAL COOLER SPACE ± 35,270 SF

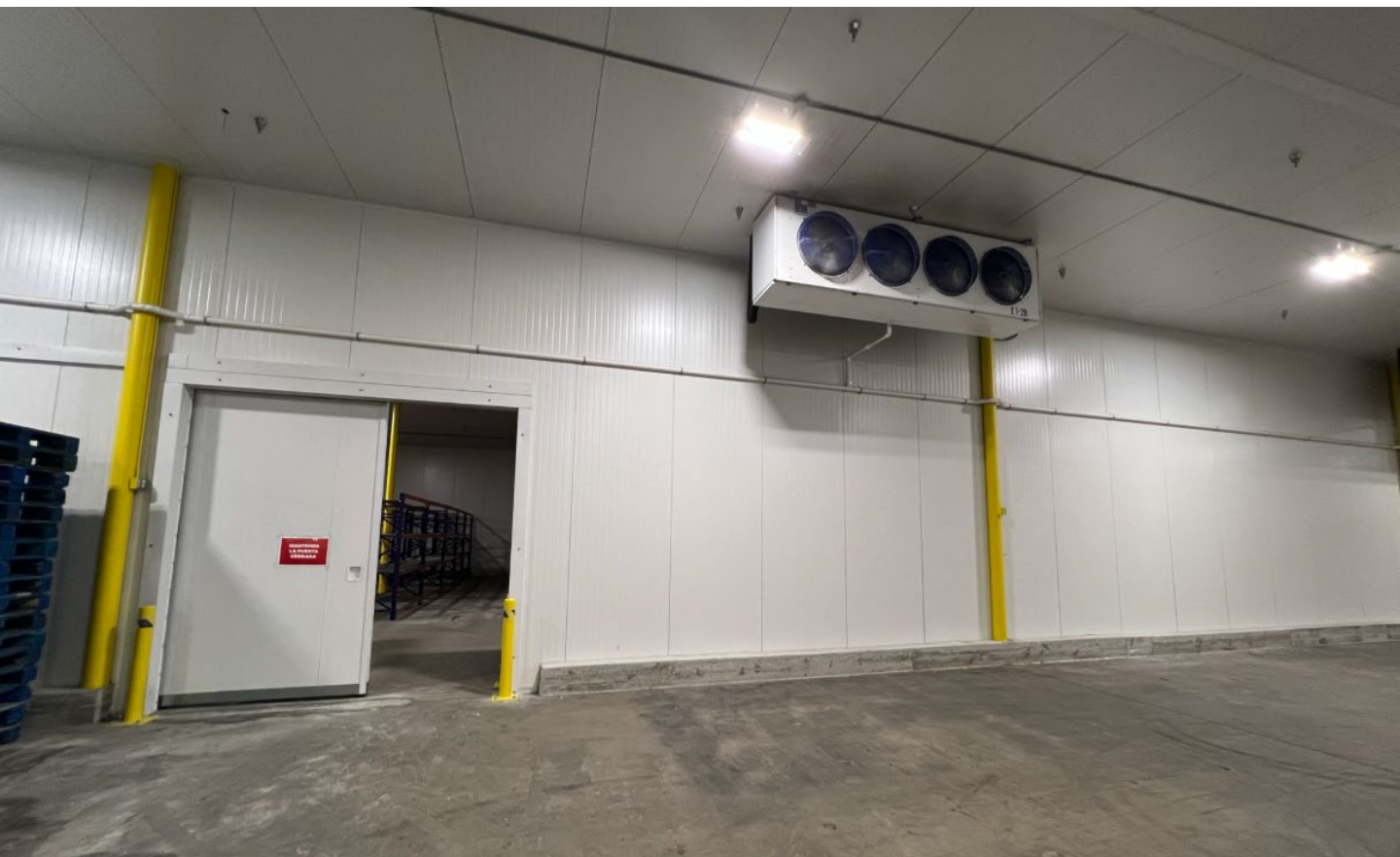
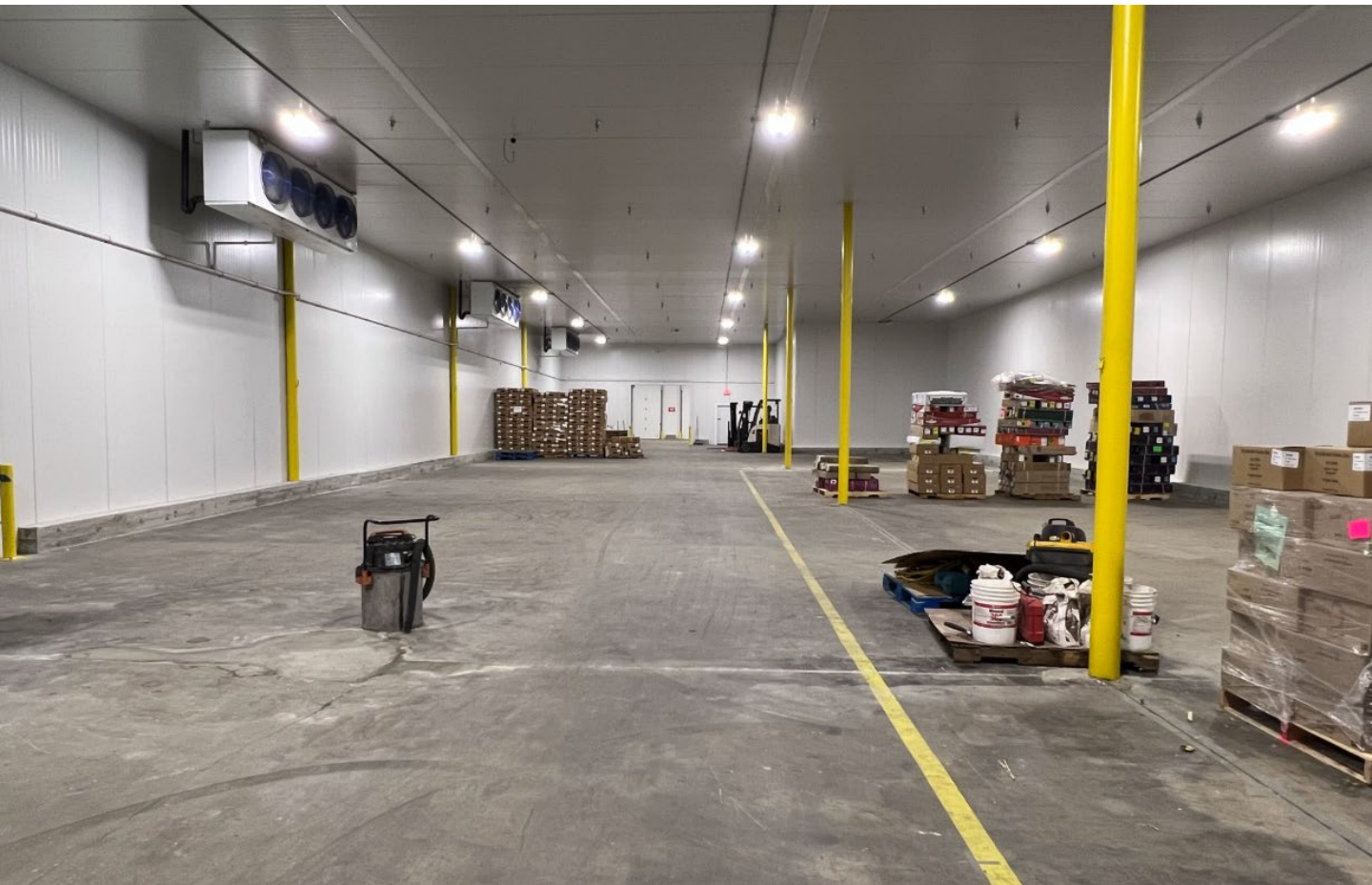




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