

±57,012 SF

**INDUSTRIAL
WAREHOUSE
WITH OUTDOOR
STORAGE**

FOR SALE

6865 NW 36 AVE
HIALEAH, FL





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: 15,000
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



ROOF
New (2024)
15-yr warranty



40-YR RE-CERTIFICATION
Yes



LOCATION
Airport East
submarket

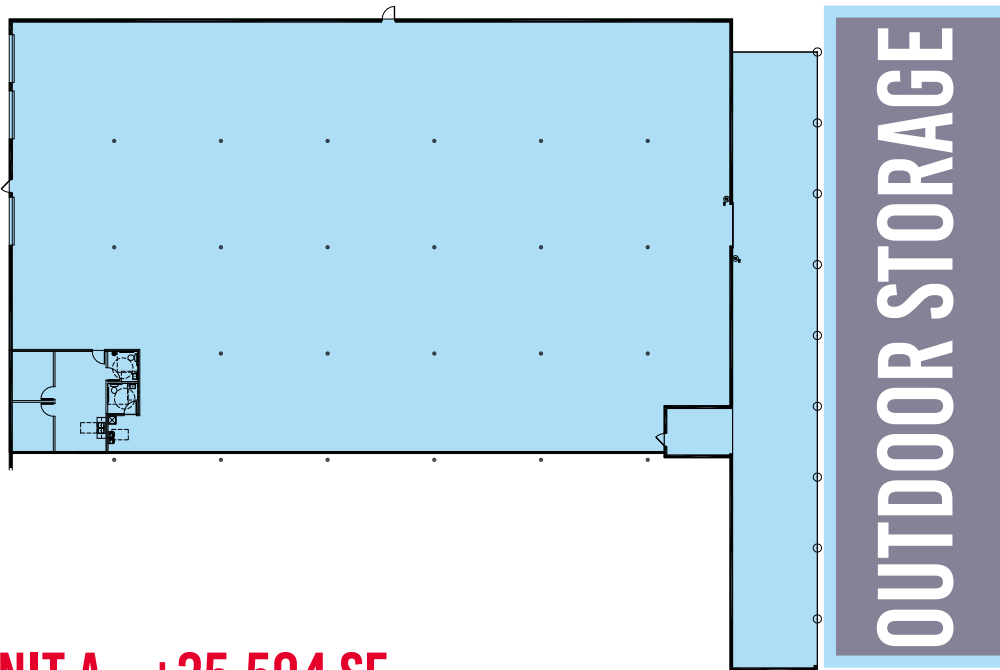


LEASE RATE
\$16.00/SF IG

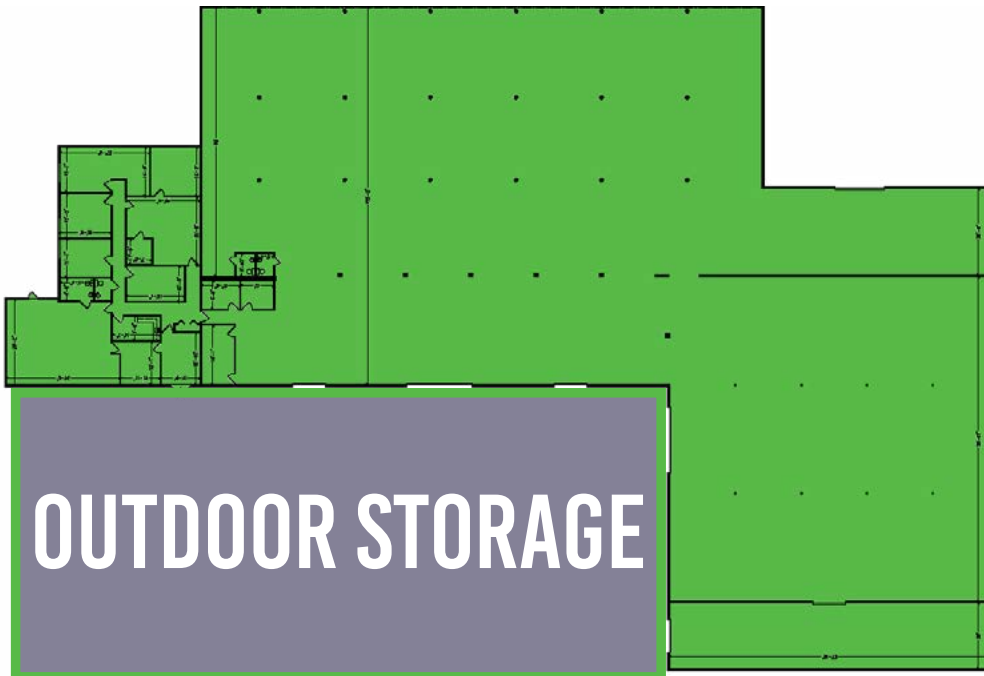


SALE PRICE
\$200/SF

UNIT B - ±21,418 SF - LEASED



UNIT A - ±35,594 SF



FLOORPLANS

UNIT A	35,594 SF
UNIT B	21,418 SF
TOTAL AVAILABLE SF	57,012 SF



LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

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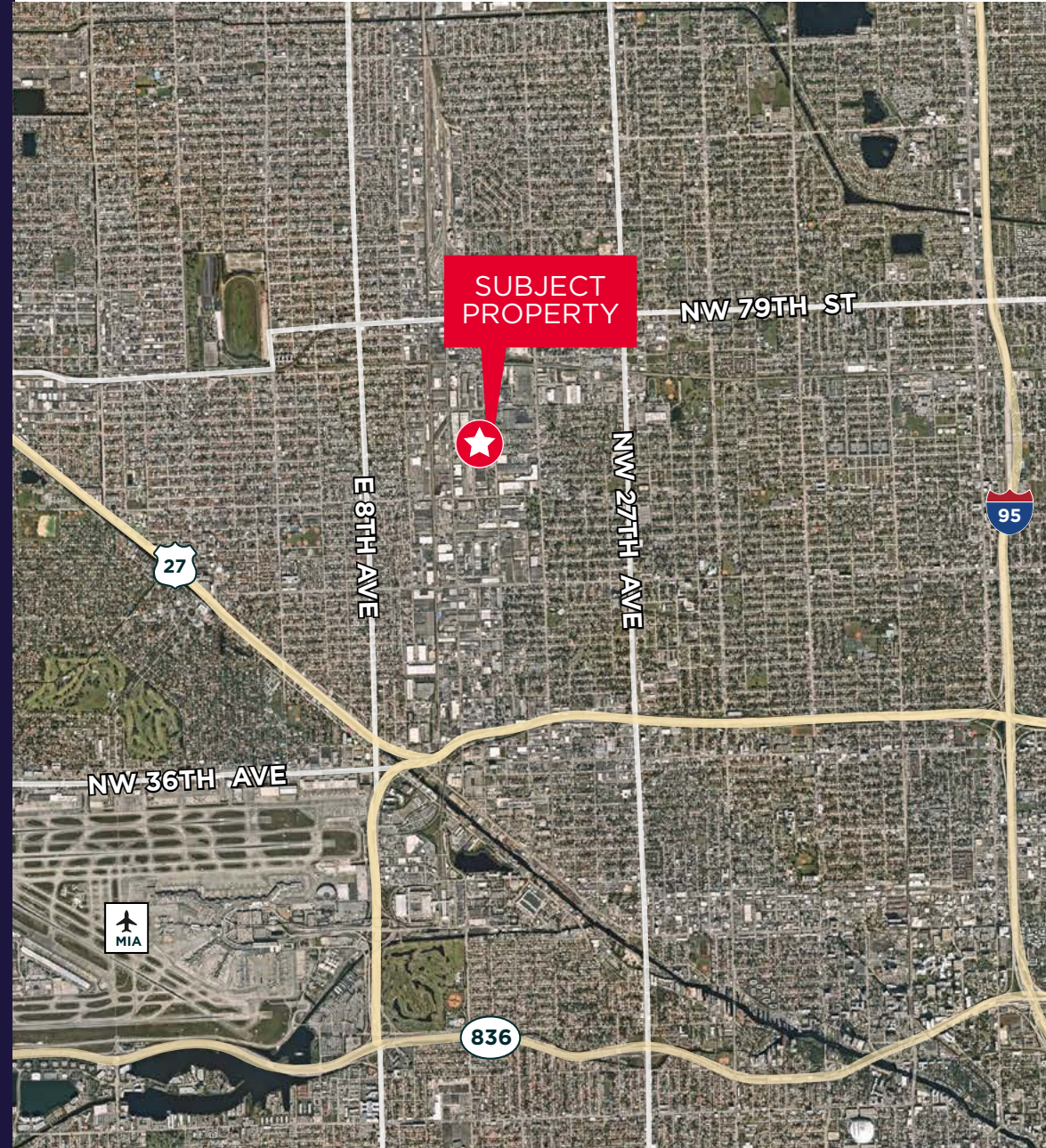
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- **CONVENIENT MIAMI INTERNATIONAL AIRPORT ACCESS ONLY 5 MILES AWAY.**
- **LOCATED ON THE EAST AIRPORT SUBMARKET WITH IMMEDIATE ACCESS TO I-95, CBD AND PORT OF MIAMI.**