

INDUSTRIAL WAREHOUSE/ OFFICE FOR LEASE

+/- 44,744 SF Bldg on 60,000 SF Land

2980 NW 74th Avenue
Miami, FL 33122



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for drone video

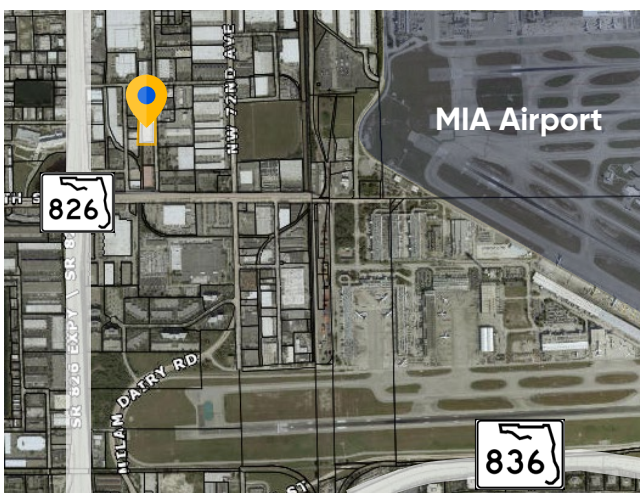
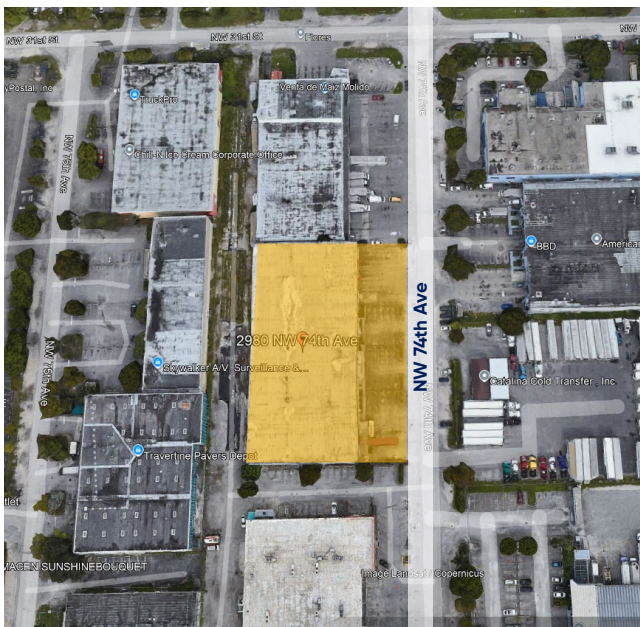
Building Overview

Total Building SF:	+/- 44,744 SF
Land:	60,000 SF
Warehouse:	39,244 SF
Office/Showroom:	+/- 6,000 SF on 2 floors
Loading:	7 dock high loading positions
Doors:	1 extra wide door; 3 each loading position 2 each double-wide doors; 4 loading positions
Parking:	+/- 33 paved spaces
Ceiling Height:	22' clear
Fire Sprinklers:	Wet Sprinkler System
Zoning:	Heavy Industrial
Construction:	CBS Block
Power:	Heavy
Year Built:	1973

Asking Rate: \$17.75 NNN + \$3.50 OpEx (est.)

Site Features

- Occupied by Intermark Industries
- LED warehouse lighting, 1 oversized fan, scissor gates at each loading door, 4 each pit levelers, 1 EV charging station, 2 kitchen/breakroom on each floor
- 9 bathrooms
- Located in close proximity to Miami Air Cargo entrance
- Easy access to 826 and 836



Contact



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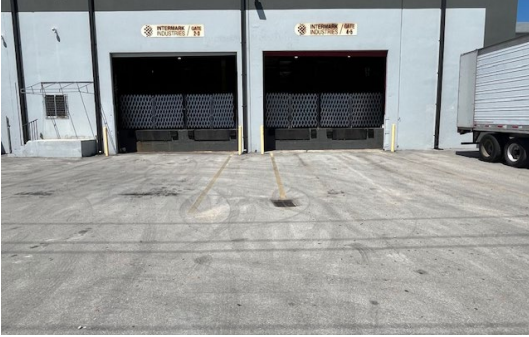
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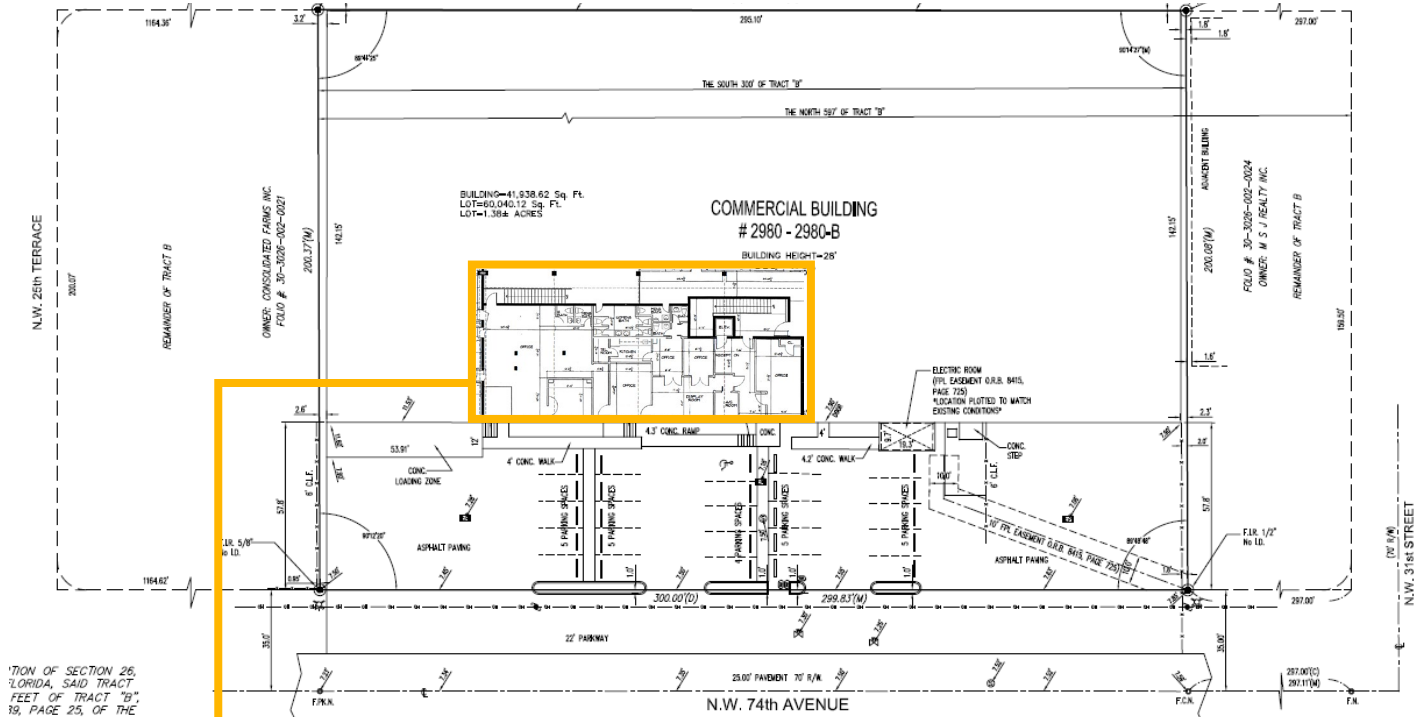


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SITE SURVEY

+/- 44,744 SF on 2 floors



SECTION 26, FLORIDA, SAID TRACT B, PAGE 25, OF THE

OFFICE SPACE

+/- 6,000 SF on 2 floors

