

FOR SALE

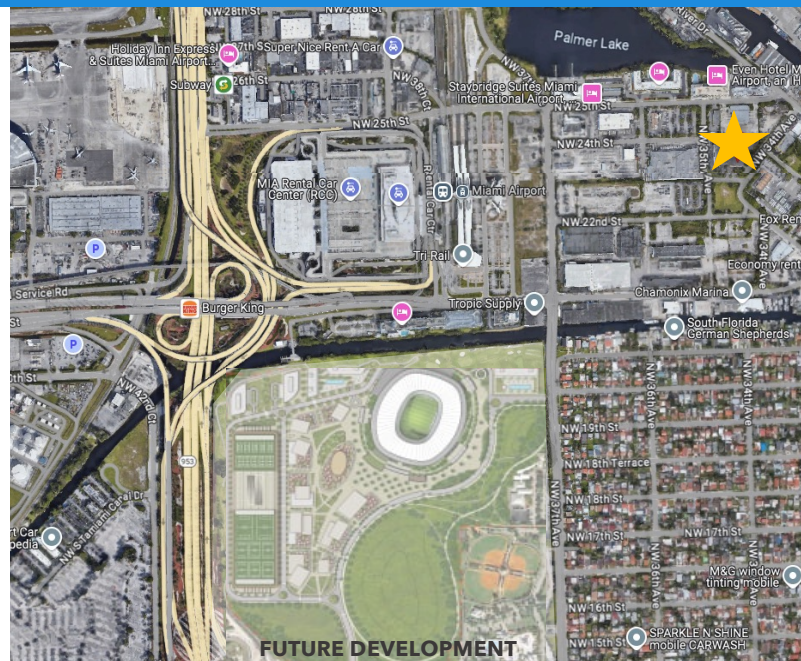


10,226 SF SELF STANDING INDUSTRIAL BUILDING

2300 NW 34TH Ave, Miami, FL 33142

FEATURES:

- 16,898 SF Corner Lot including a Fenced-In Area
- +/-1,100 SF Offices (2 floors)
- 20' ceiling height
- 2 drive in doors / 1 dock high loading door
- 3 Phase Power 120/240 V High Leg 208 Volts
- 20 Parking Spaces
- Located in the Center Sub-District of Palmer Lake Metropolitan Urban Center District
- Allows for uses in IU-1, IU-2 and BU-2 Districts and some BU-3 uses
- Near Public Transportation, <1 mile from Miami International Airport, across from Amazon Distribution Center and surrounded by new development, including four major hotel chains and Miami Freedom Park.
- **For Sale: \$3,750,000**



Lisette Gonzalez
Broker
M. 305.807.5220

7500 NW 25 Street, # 201
Miami, FL 33122
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This information is believed accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior lease, price change or withdrawal without notice.

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1st level office area: Reception / Glass Office Facing Warehouse Area / Break Room / 2 restrooms



2nd level office area: 2 Offices / restrooms / IT Closet



Warehouse area: 2 Drive In Doors / 1 Dock Well / 21' Ceiling Height



Exterior area: 16,898 SF Corner Lot / Fenced in yard / Parking / Outdoor Lounge Area



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